



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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This 4 double bedroom property really has benefitted from a double storey extension creating a great open plan kitchen/diner downstairs and a large master suite with dressing area and en-suite. All of this situated in the centre of Maulden close to all the amenities makes it a must see for anyone.

- Four double bedrooms including the new 23' master bedroom with dressing area and ensuite.
- All modern family bathroom, two ensuites and ground floor cloakroom.
- 23' kitchen/diner, lounge and sitting room/snug.
- Well regarded school catchments.
- Possible conversion to loft STPP.
- Double garage (part converted for gym/office use) plus gated parking.

## Ground Floor

### Entrance Hall

Entrance door to front, oak flooring, stairs rising to first floor, under stairs cupboard, radiator.

### Cloakroom

A modern suite comprising of a wash hand basin, low level WC, slate flooring, heated towel rail, double glazed window to front.

### Lounge

Real open fireplace with timber surround, oak flooring, patio door to garden, double glazed bow window to front, radiator.

### Family Room/Reception Two

Oak flooring, double glazed window to front, radiator.

### Kitchen/Diner

A range of white base and wall mounted soft close units with timber work surfaces over, integrated brushed steel effect oven, ceramic hob with extractor hood over, sink and drainer unit with mixer taps over, integrated dishwasher and washing machine and fridge/freezer, slate effect porcelain flooring, built-in cupboard, patio door to garden, double glazed window to rear, radiator.

### First Floor

#### Landing

Airing cupboard housing hot water tank, window to rear, access to very large partly boarded loft with drop down ladder, radiator.

#### Bedroom One

Dressing area, double glazed window to side, radiator.

#### Ensuite

A suite comprising of a wash hand basin, low level WC, separate shower cubicle, slate tiled flooring, marble tiles to walls, heated towel rail, double glazed window to side.

#### Bedroom Two

A range of built-in bedroom furniture, double glazed window to front, radiator.



### Ensuite

A suite comprising of a wash hand basin, low level WC, separate shower cubicle, slated tiled flooring, marble tiles to walls, heated towel rail.

### Bedroom Three

Built-in double cupboard, double glazed window to front, radiator.

### Bedroom Four

Built-in double cupboard, double glazed window to rear, radiator.

### Bathroom

A refitted white suite comprising of a panelled bath with shower attachment over, wash hand basin, low level WC, slate tiled flooring, marble tiles to walls, heated towel rail, double glazed window to front.

### Outside

#### Front Garden

Mainly laid to open lawn with picket fence and paved pathway to front door.

#### Rear Garden

Walled rear garden, mainly laid to lawn with paved patio seating area, power point and access to garage and parking area.

#### Double Garage

Power and light, electric up and over door, side access to part conversion for multi use such as a gym or office.

#### Parking

Gated parking area.

### Agents Note

The vendor informs us that the property has previously had planning permission for a loft conversion (two bedrooms and a bathroom). This permission has now lapsed therefore would need to be reapplied for.

### Directions

Travelling through Maulden from Amptill turn left into George Street at the George pub. Continue for about 500 yards then turn left into Harrow Piece.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS.

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village, and The Dog and Badger). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Amptill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

