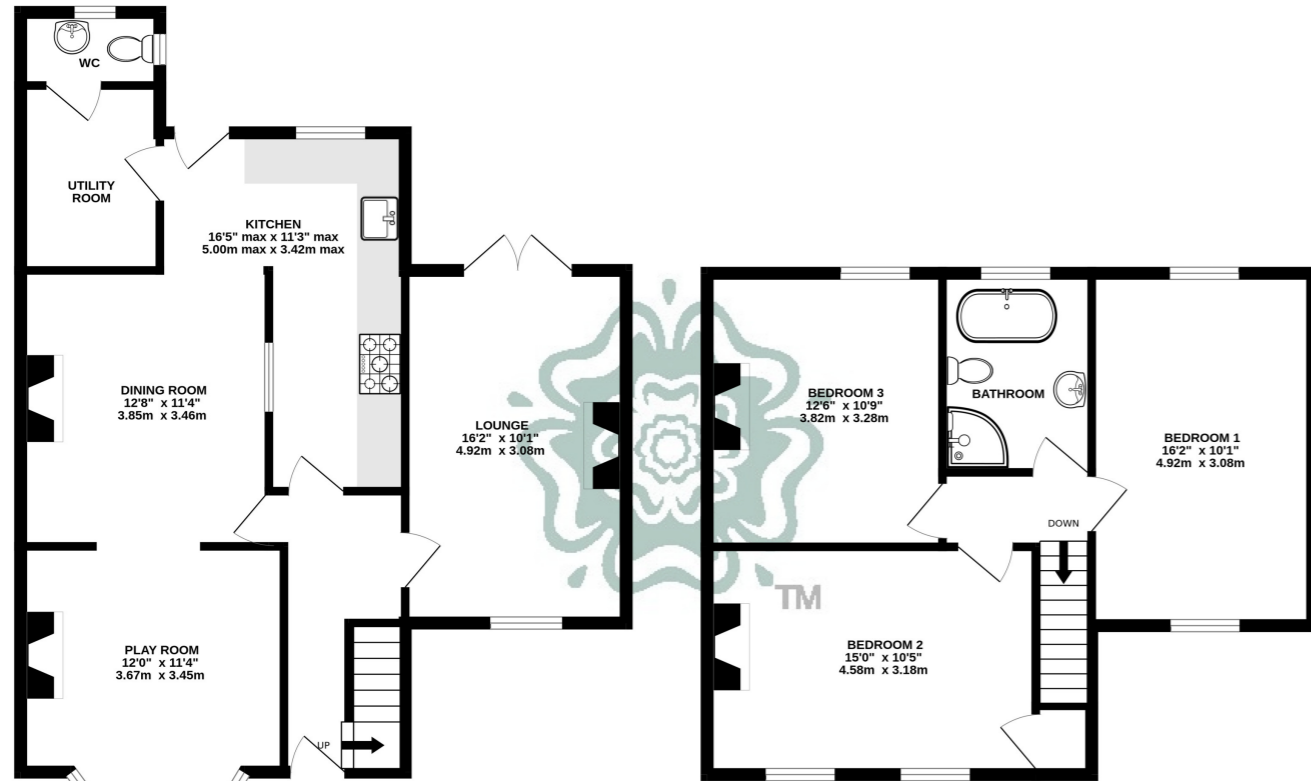


# Floor Plans

GROUND FLOOR  
700 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



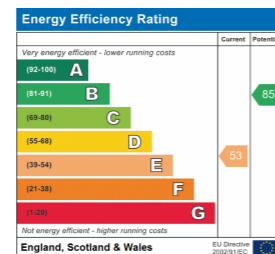
TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 2, The Brache

Maulden, Bedfordshire,  
MK45 2DR  
£500,000



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: ampthill@country-properties.co.uk  
www.country-properties.co.uk



This three double bedroom family home is situated within the heart of the desirable village of Maulden, comprising of three separate reception rooms and a generous rear garden - a real must see!

- Three separate reception rooms, all with fireplaces.
- Three Double Bedrooms.
- Central village location and good school catchments.
- A smart four piece bathroom with roll top bath and separate shower cubicle.
- Utility room and guest cloakroom.
- Generous rear garden and off-road parking space.

## Ground Floor

### Entrance Hall

Wooden entrance door, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed windows to the side and rear.

### Lounge

16' 2" x 10' 1" (4.93m x 3.07m) Feature fireplace with log burner, French doors to the garden, double glazed window to the front with shutters, radiator.

### Kitchen

16' 5" x 11' 3" (5.00m x 3.43m) A range of base and wall mounted units with work surfaces over and lighting under, Belfast sink with mixer tap, Smeg range cooker, space for dishwasher, door to garden, double glazed windows to the side and rear, radiator, opening to:

### Dining Room

12' 8" x 11' 4" (3.86m x 3.45m) Feature fireplace, radiator, opening to:

### Play Room/Living Room

12' 0" x 11' 4" (3.66m x 3.45m) Feature fireplace, double glazed bay window to the front with shutters, radiator.

### Utility

Space and plumbing for fridge freezer and washing machine, radiator.

## First Floor

### Landing

Access to loft.

### Bedroom One

16' 2" x 10' 1" (4.93m x 3.07m) Double glazed window to the front and single glazed window to the rear, radiator, access to loft.

### Bedroom Two

15' 0" x 10' 5" (4.57m x 3.17m) Feature fireplace, cupboard over stairs, two double glazed windows to the front, radiator.

### Bedroom Three

12' 6" x 10' 9" (3.81m x 3.28m) Feature fireplace, double glazed window to the rear, radiator.

### Bathroom

A vintage-style suite comprising of a roll-top bath and separate shower cubicle, low level WC, wash hand basin, cast iron style radiator, double glazed window to the rear.

## Outside

### Rear Garden

A landscaped east-facing rear garden, mainly laid to lawn with patio and shingled seating areas, sleeper and rock-lined flower beds, two sheds and a greenhouse.

## Parking

Off-road parking for one car.

## Directions

Entering Maulden from Amptill, take the second turning on the left into The Brache. No.2 is on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

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.

