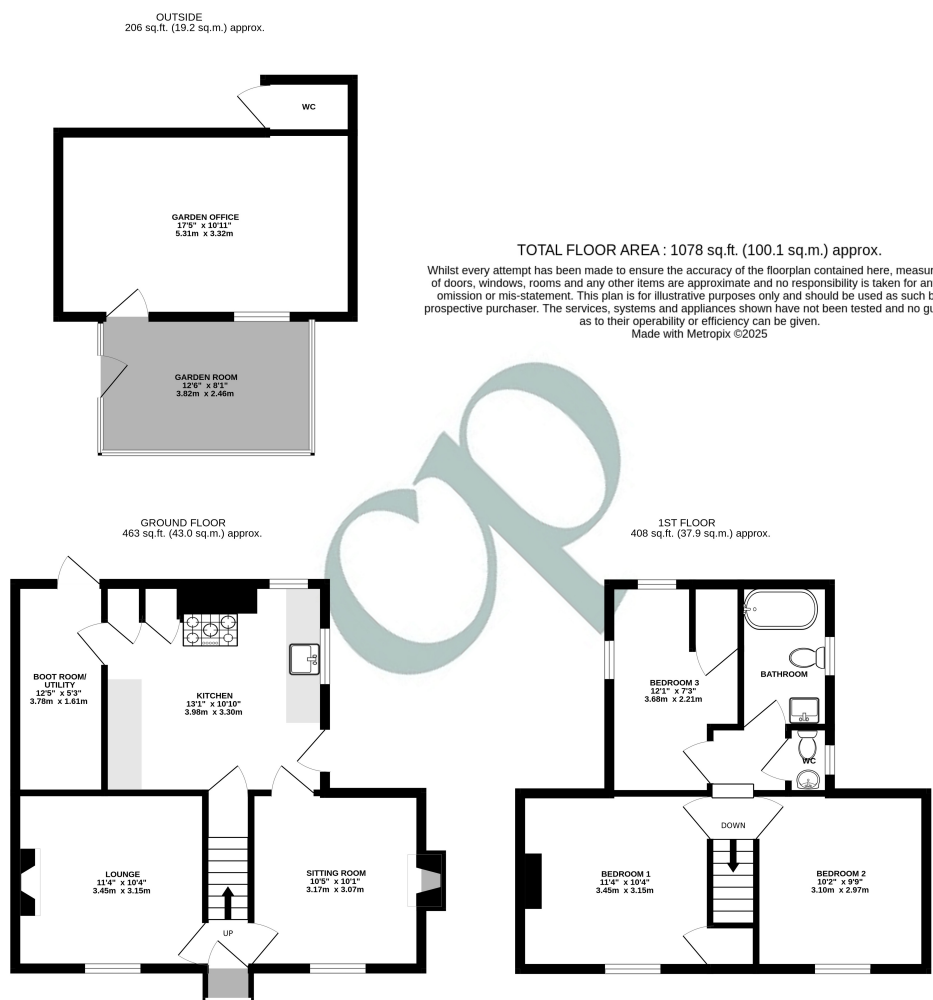




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Offers in Excess of £500,000

20, Park Hill  
Amptill, Bedfordshire,  
MK45 2LP



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: [amptill@country-properties.co.uk](mailto:amptill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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Tucked away right at the top of the incredibly desirable Park Hill, this detached 3 bed home, set on an 0.08 acre plot only a stone's throw from Ampthill's amenities and Great Park is a beautiful combination of character, charm and convenience. The property also benefits from a brick outbuilding, currently used as an office/occasional fourth bedroom.

- 2 double bedrooms & 1 single bedroom.
- Town centre location, close to all local amenities and Ampthill Great Park.
- On-street permit parking for residents only.
- Great sized 0.08 acre plot.
- Highly regarded local school catchment.
- Brick-built outbuilding currently used as an office/occasional fourth bedroom.

Ground Floor

Lounge

11' 4" x 10' 4" (3.45m x 3.15m) Feature fireplace with log burner, double glazed window to the front, radiator.

Sitting Room

10' 5" x 10' 1" (3.17m x 3.07m) Feature fireplace with log burner, double glazed window to the front, radiator.

Kitchen

13' 1" x 10' 10" (3.99m x 3.30m) A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, integrated oven and gas hob along with integrated dishwasher, under stairs cupboard, separate boiler cupboard and storage cupboard, space for washing machine, door to garden, double glazed windows to the side and rear, radiator.

Boot Room/Utility

Vaulted ceiling with storage space, plumbing access, door to garden, heated towel rail.



First Floor

Bedroom One

11' 4" x 10' 4" (3.45m x 3.15m) Cupboard over the stairs, double glazed window to the front, radiator.

WC

Low level WC, wash hand basin, double glazed window to the side.

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m) Vaulted ceiling, double glazed window to the front, radiator.

Bedroom Three

12' 1" x 7' 3" (3.68m x 2.21m) Storage cupboard, double glazed windows to the side and rear, radiator.

Bathroom

A suite comprising of a roll-top bath with shower over, low level WC, pedestal wash hand basin, back-lit mirror, double glazed window to the side, heated towel rail.

Outside

Garden

A private wrap-around garden, mainly laid to lawn with shingled seating area and mature trees.

Garden Office

Brick built with timber extension, power and light, electric radiator, double glazed window to the front.

