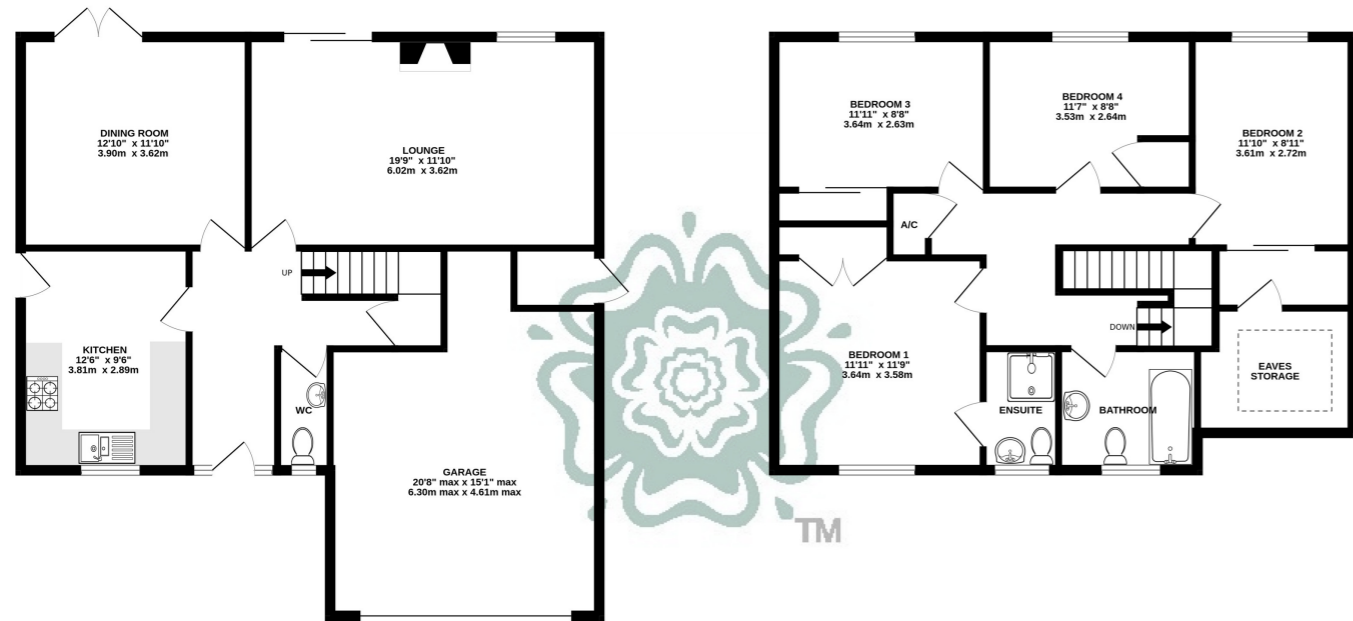


# Floor Plans

GROUND FLOOR  
910 sq.ft. (84.5 sq.m.) approx.

1ST FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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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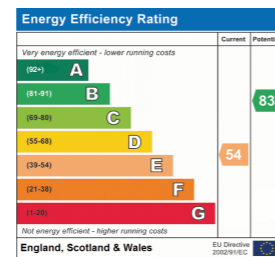


## 6, Church Road

Maulden, Bedfordshire,  
MK45 2AU

Offers in Excess of £600,000

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 great sized four bedroom detached property on a non-estate location backing on to fields is a perfect family home with the added potential to extend further STPP.

- Four double bedrooms with built in storage and two bathrooms.
- Large integrated garage.
- Kitchen and two additional reception rooms.
- A short distance to local amenities and local lower school.
- Mature tiered garden backing on to fields.
- Concrete driveway providing off-road parking with potential for more.

## Ground Floor

### Entrance Hall

Wooden entrance door, under stairs cupboard, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, radiator.

### Lounge

19' 9" x 11' 10" (6.02m x 3.61m) Sliding patio door to the garden, gas feature fireplace, double glazed window to the rear, radiator.

### Dining Room

12' 10" x 11' 10" (3.91m x 3.61m) Glazed French doors to the garden, radiator.

### Kitchen

12' 6" x 9' 6" (3.81m x 2.90m) A range of base and wall mounted units with work surfaces over, integrated oven with gas hob and extractor over, 1.5 basin stainless steel sink and drainer with mixer tap, space for appliances, side door to rear access, double glazed window to the front.

## First Floor

### Landing

Access to loft, airing cupboard housing hot water tank.

### Bedroom One

11' 11" x 11' 9" (3.63m x 3.58m) Fitted wardrobes, double glazed window to the front, radiator.

### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the front, radiator.

### Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m) Fitted wardrobes, double glazed window to the rear, radiator.

### Bedroom Three

11' 11" x 8' 8" (3.63m x 2.64m) Fitted wardrobes, double glazed window to the rear, radiator.

### Bedroom Four

11' 7" x 8' 8" (3.53m x 2.64m) Fitted wardrobes, double glazed window to the rear, radiator.

### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, radiator, double glazed window to the front.

## Outside

### Rear Garden

A landscaped, tiered garden with rock walls, assorted trees and bushes and a small paved area.

### Garage

Max. 20' 8" x 15' 1" (6.30m x 4.60m) Large integrated garage with power and light.

### Parking

Concrete driveway providing off-road parking.

### Directions

Entering Maulden from Amptill proceed all the way through the village until you reach the lower School, turn left into Church Road and the house 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). 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.

