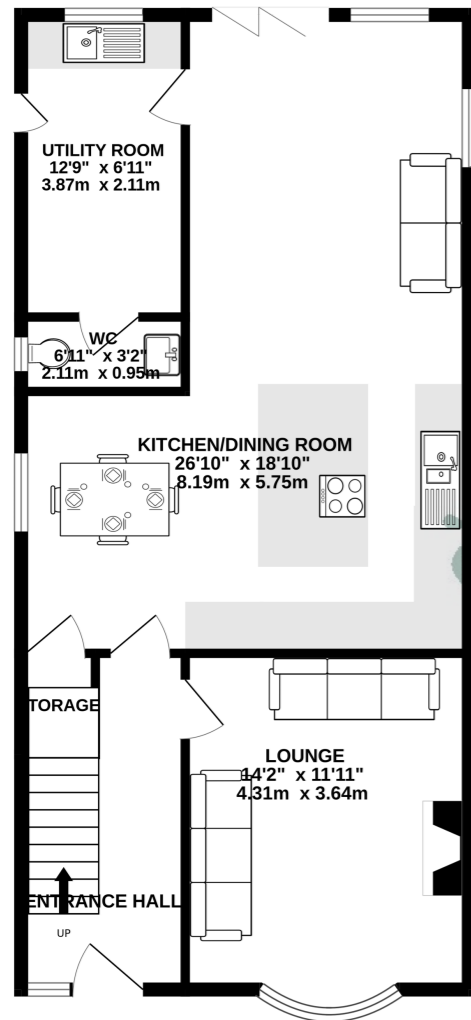
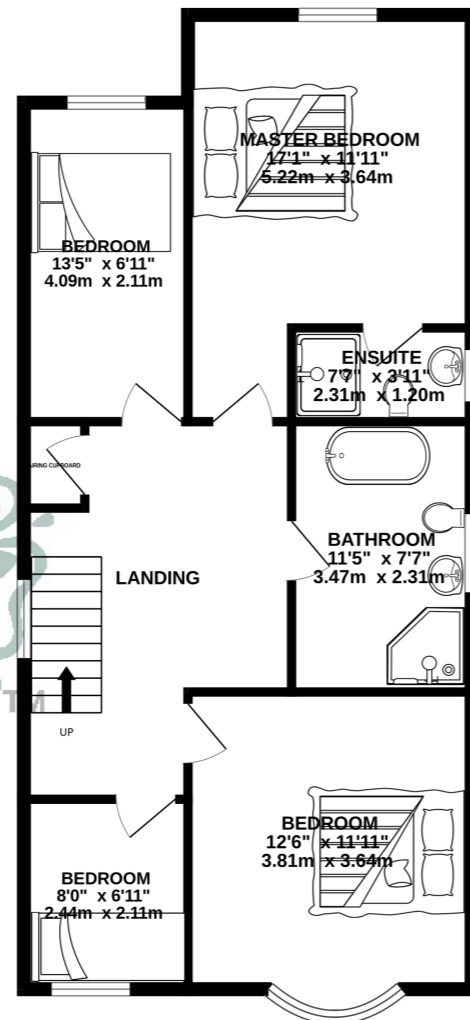


Floor Plans

GROUND FLOOR



1ST FLOOR



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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18, Flitwick Road

Maulden, Bedfordshire,

MK45 2BJ

£650,000

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



Located in the popular village of Maulden, this 1930s traditionally built four bedroom family home has been extended and has a delightful west facing rear garden, plus the benefit of off-road parking - a must see!

- 26ft extended kitchen/breakfast/family room.
- Master bedroom with ensuite shower room.
- Block paved driveway providing off-road parking.
- Bay fronted character lounge with feature fireplace.
- Three further bedrooms.
- Beautiful rear garden.

Ground Floor

Entrance Hall

Entrance door to the front, picture rail, stairs rising to first floor, oak doors to all rooms, double glazed window to the front.

Cloakroom

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

Lounge

3.64m into alcoves x 4.39m into bay (11' 11" x 14' 5") Double glazed bay window to the front, gas feature fireplace, picture rail, radiator.

Kitchen/Breakfast/Family Room

5.73m x 8.21m > 3.29m (18' 10" x 26' 11" > 10' 10") A superb range of base and wall mounted units with granite work surfaces over, central island with Neff hob and extractor over, 1.5 basin stainless steel sink and drainer, split-level oven and microwave, built-in fridge and dishwasher, picture rail, bi-folding doors and double glazed window to the rear, radiator.

Utility

3.64m x 2.02m (11' 11" x 6' 8") Space and plumbing for washing machine and tumble dryer, double glazed door and window to the rear, space for freezer, built-in cupboard, boiler, radiator.

First Floor

Landing

Access to loft, doors to:

Bedroom One

5.17m x 3.32m (17' 0" x 10' 11") Oak flooring, picture rail, double glazed window to the rear with fitted blinds, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail, double glazed window to the side.

Bedroom Two

3.65m x 3.79m (12' 0" x 12' 5") Cast iron feature fireplace, built-in wardrobes, picture rail, double glazed bay window to the front, radiator.

Bedroom Three

2.26m x 4.13m (7' 5" x 13' 7") Oak flooring, picture rail, double glazed window to the rear, radiator.

Bedroom Four

2.41m x 2.04m (7' 11" x 6' 8") Picture rail, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, vanity unit wash hand basin, ceramic tiled flooring with underfloor heating, double glazed window to the side.

Outside

Rear Garden

Tiered garden, mainly laid to artificial lawn with patio seating areas, storage shed/office space to the rear of the garden, timber fencing, side access to the front.

Parking

Block-paved driveway providing off-road parking.

Directions

Upon entering the village via Snow Hill, turn right after the village hall onto Flitwick Road.

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.

