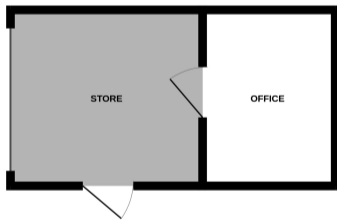




GARAGE  
57 sq.ft. (5.3 sq.m.) approx.

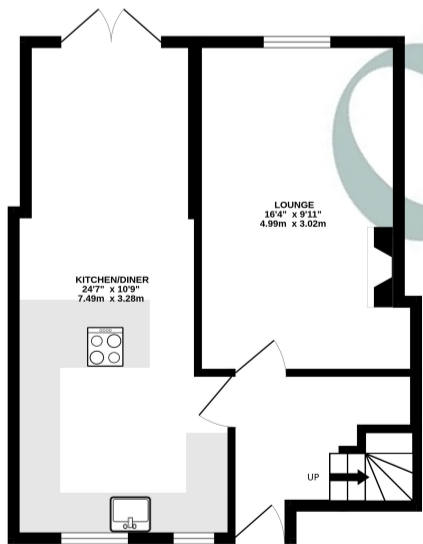


TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

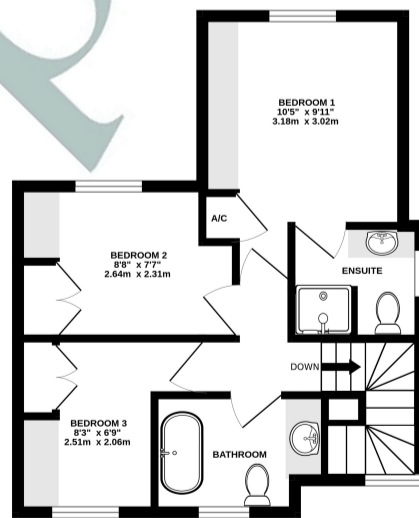
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



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  
www.country-properties.co.uk

Tucked away up on the quiet back streets of Park Hill, right between the town centre and Amphill's Great Park, this rare and immaculately presented home is the ideal bolt-hole and down-sizers dream.

- Incredibly desirable town centre location on Park Hill.
- Single garage and two off-road parking spaces with EV charger.
- Part converted garage to provide home office.
- Main bedroom with ensuite.
- Kitchen/diner and separate lounge.
- Stunning specification throughout.

## Ground Floor

### Entrance Hall

Under stairs cupboard, cast iron-style radiator.

### Lounge

16' 4" x 9' 11" (4.98m x 3.02m) Feature fireplace, double glazed window to the rear, cast iron-style radiator.

### Kitchen/Diner

24' 7" x 10' 9" (7.49m x 3.28m) A range of base and wall mounted units with quartz work surfaces over, countersunk ceramic sink with mixer tap, integrated oven and induction hob with extractor over, integrated fridge and dishwasher as well as an integrated washing machine, French doors opening to the garden with fitted blinds, ceiling speakers, two double glazed windows to the front, cast iron-style radiator.

### First Floor

#### Landing

Access to loft, double glazed window to the front.



### Bedroom One

10' 5" x 9' 11" (3.17m x 3.02m) Fitted wardrobes, airing cupboard housing hot water tank, double glazed window to the rear, cast iron-style radiator.

### Ensuite

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

### Bedroom Two

8' 8" x 7' 7" (2.64m x 2.31m) Fitted wardrobes, access to loft, double glazed window to the rear, cast iron-style radiator.

### Bedroom Three

8' 3" x 6' 9" (2.51m x 2.06m) Fitted wardrobes, double glazed window to the front, cast iron-style radiator.

### Bathroom

A suite comprising of a free-standing bath, low level WC, wash hand basin with quartz work surfaces, heated towel rail, double glazed window to the front.

### Outside

#### Rear Garden

A south-west facing, tiered garden with artificial lawn and patio seating areas, side access and access to garage.

#### Garage

Single garage with electric roller shutter, power and light, part converted to provide office space.

#### Parking

Driveway in front of the garage providing off-road parking.

These are preliminary details to be approved by the vendor

