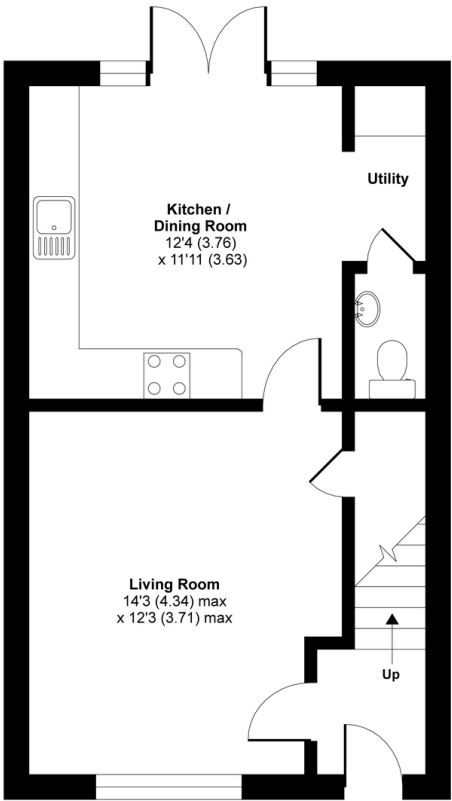
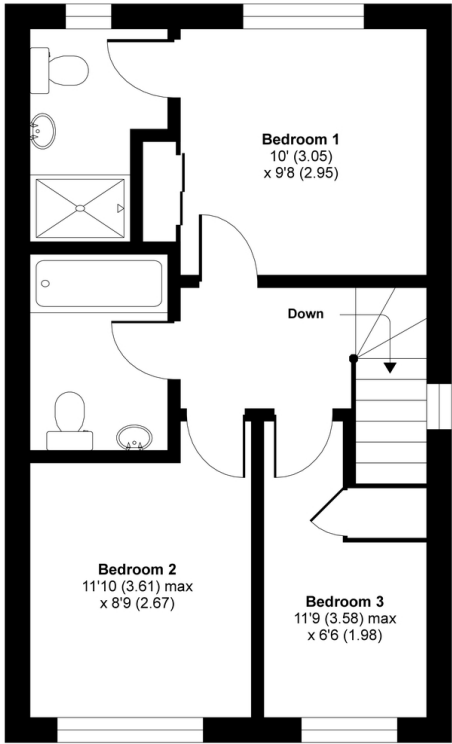


Floor Plans




GROUND FLOOR



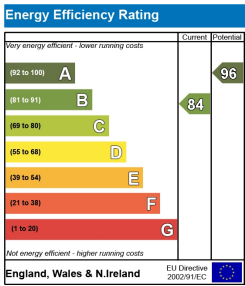
FIRST FLOOR

Approximate Area = 870 sq ft / 80.8 sq m
For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2021. Produced for Country Properties. REF: 742322



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: amphill@country-properties.co.uk
www.country-properties.co.uk



7, Birch Grove

Amphill, Bedfordshire,
MK45 2EJ

Offers in Excess of £375,000



A well presented modern three bedroom end of terrace family home situated on the popular Ampthill Chase development.

- Three bedrooms, master with ensuite plus family bathroom
- Off road parking for 2/3 cars
- Approx 8 years left on the NHBC warranty
- Kitchen Diner and downstairs cloakroom
- South east facing rear garden
- Good school catchment and great commuter links to M1, A6 and mainline station at nearby Flitwick

Ground Floor

Entrance Hall

Composite front door, radiator, Amtico flooring, stairs rising to first floor accommodation, door to:

Lounge

14' 3" x 12' 0" (4.34m x 3.66m) Double glazed window to front, radiator, Amtico flooring, under stairs cupboard, door to:

Kitchen/Diner

12' 11" x 11' 11" (3.94m x 3.63m) A range of base and wall mounted units with work surfaces over, built in hob with extractor hood over, dishwasher, oven, one and a half bowl sink drainer unit with mixer tap over, double doors to garden, Amtico flooring, radiator, double glazed window to rear. Opening to:

Utility Area

6' 6" x 3' 03" (1.98m x 0.99m) Amtico flooring, boiler, door to:

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, radiator.

First Floor

Landing

Access to loft, double glazed window to the side.

Bedroom One

9' 9" x 9' 2" (2.97m x 2.79m) Mirrored wardrobes, fitted carpet, double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail, double glazed window to the rear.

Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m) Fitted carpet, double glazed window to the front, radiator.

Bedroom Three

11' 9" x 6' 6" incl. cupboards (3.58m x 1.98m) Fitted carpet, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, part tiled walls, heated towel rail, .

Outside

Rear Garden

Shaped artificial lawn and large 'L' shaped patio area, timber fencing, outside tap, access to the front.

Parking

Driveway parking for two cars, smart electric point to the side of the house.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick, at the first mini roundabout turn left into Oliver Street, follow down to the bottom. Turn right onto Poppy Drive and Birch Grove is the second turning on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town’s bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There’s a children’s play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor’s surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

