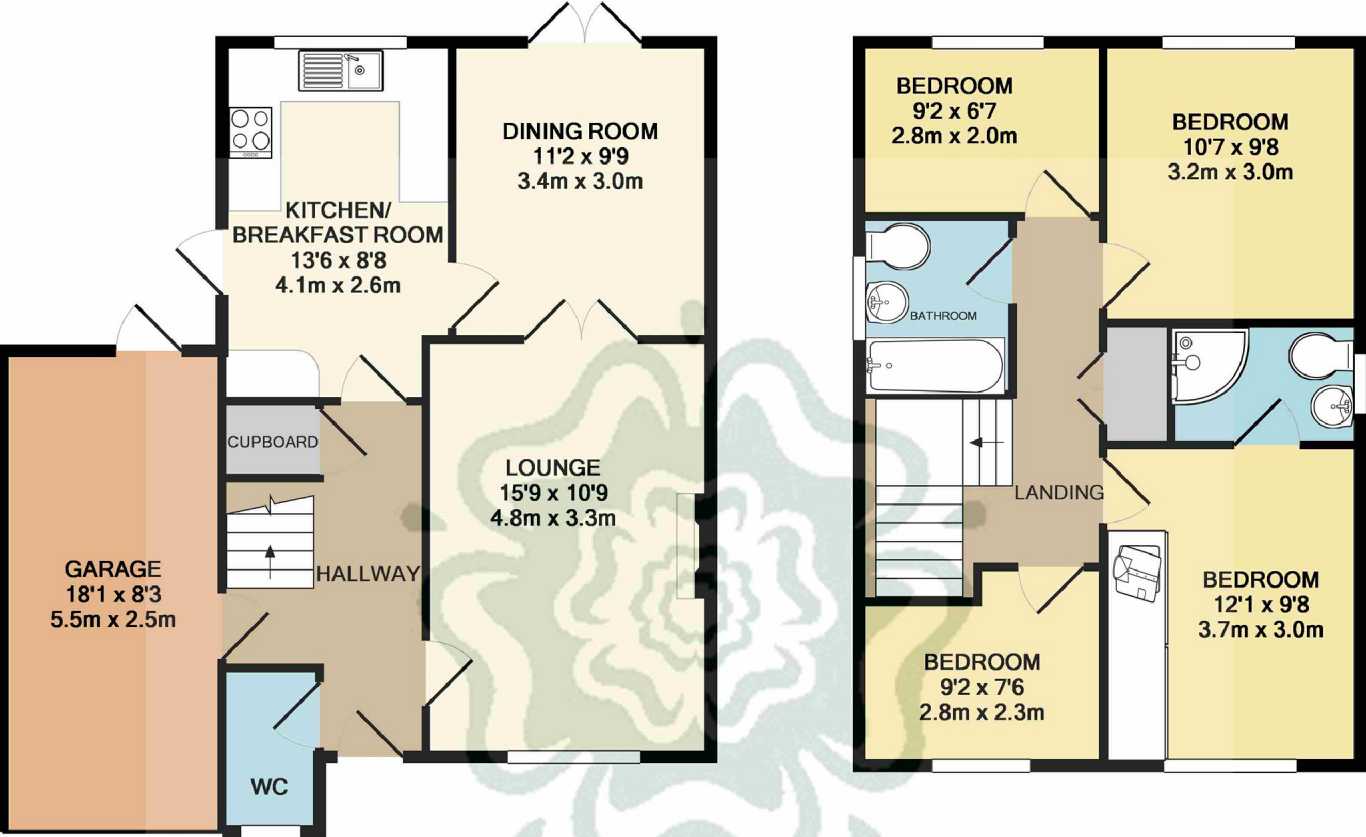


# Floor Plans



GROUND FLOOR  
APPROX. FLOOR  
AREA 655 SQ.FT.  
(60.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



4b, Hedley Way

Maulden, Bedford,  
MK45 2BY  
£449,995





Situated in a close of similar four bedroom detached properties, this home is well presented throughout with many recent updates finished to a high standard with great attention to detail.

- Modern refitted kitchen/breakfast with fitted appliances
  - Good school catchments and commuter links
  - Lounge and separate dining room
- Refitted bathroom, ensuite and cloakroom
  - Garage with utility facilities and door to house and garden
  - Lovely south facing rear garden

### Ground Floor

Entrance Hall

Double glazed UPVC double glazed entrance door to front, engineered wood flooring, under stairs storage cupboard, door to garage, stairs rising to first floor accommodation.

Cloakroom

Double glazed window to front, part tiled walls, wash hand basin, low level WC, ceramic tiled flooring.

Lounge

15' 8" x 10' 9" (4.78m x 3.28m) Feature fireplace with marble surround, double doors to dining room, double glazed window to front, radiator.

Dining Room

11' 2" x 9' 9" (3.40m x 2.97m) Patio door to garden, TV point, radiator.

Kitchen/Breakfast Room

13' 6" x 8' 8" (4.11m x 2.64m) A range of stylish modern base and wall mounted units with granite work tops and splashbacks, Hotpoint induction hob with extractor hood over, multi-function oven and grill, built in fridge, dishwasher, water softener, under floor heating and skirting heater, pelmet and skirting lighting, door to side access.

### First Floor

Landing

Access to loft, part borden with light, gas boiler, airing cupboard housing hot water tank.

Bedroom One

12' 1" x 9' 8" (3.68m x 2.95m) Triple fitted wardrobe, double glazed window to front, radiator.

Ensuite

Wash hand basin, low level WC, shower cubicle with power shower, extractor fan, shaving point, fully tiled walls, double glazed window to side.

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m) Engineered wood flooring, radiator, double glazed window to rear.

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m) Engineered wood flooring, double glazed window to rear, radiator.

Bedroom Four

8' 4" x 7' 4" max (2.54m x 2.24m) Engineered wood flooring, double glazed window to front, radiator.

Bathroom

Suite of panelled bath with rainfall remote control preset power shower over, wash hand basin, low level WC, fully tiled walls, heated towel rail, double glazed window to side, ceramic tiled flooring.

### Outside

Front Garden

Mainly laid to lawn.

Garage

Overhead storage, power and light, up and over door, base and wall mounted units with work surface over, inset stainless steel sink drainer.

Parking

Block paved off road parking for two cars.

Rear Garden

Mature and established southerly facing rear garden, mainly laid to lawn with patio and decking seating areas, fully enclosed, flower and shrub beds and borders, ornamental trees and bushes.

Directions

Entering Maulden from the A6/Clophill into Clophill Road, follow this road and take the third left into Hedley Way.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS.

AGENTS NOTE: In most cases Leasehold properties will be liable for ground rent and maintenance charges, likewise some freehold properties will have communal areas which may also be subject to maintenance charges via a management company. Some admin charges may apply. Please ensure you ask if this is something that would affect your interest for any property you may be looking to view.

