

Floor Plans



TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 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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Viewing by appointment only

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94, Clophill Road

Maulden, Bedfordshire,
MK45 2AD
£495,000



Always a popular location, this detached bungalow benefits from many recent improvements while retaining many original features yet still offering tremendous potential.

- Two bedrooms, plenty of space to extend STPP
- Refitted kitchen, characterful bathroom
- Really gorgeous rear garden, full of variety and great views
- Lounge/Diner and kitchen/breakfast room
- No onwards chain
- Generous frontage providing plenty of parking and a garage

Ground Floor

Entrance Hall

Original timber glazed entrance door to front, picture rail, radiator.

Lounge/Diner

20' 3" x 11' 9" (6.17m x 3.58m) Feature gas flame fireplace with marble hearth and timber surround.

Kitchen Area

11' 6" x 10' 2" (3.51m x 3.10m) A modern refitted cream kitchen with base and wall mounted farmhouse style units and timber effect work surface over, ceramic electric hob, integrated oven, stainless steel sink and drainer, tiled splashbacks, space for fridge freezer, space and plumbing for washing machine. Double glazed windows to side and rear.

Breakfast Area

10' 3" x 7' 8" (3.12m x 2.34m) Breakfast area with windows to sides, built in airing cupboard housing boiler.

Bedroom One

12' 1" x 10' 1" (3.68m x 3.07m) Double glazed window to front, radiator, picture rail.

Bedroom Two

10' 1" x 9' 9" (3.07m x 2.97m) Double glazed window to rear, radiator, picture rail.

Bathroom

Original roll top claw foot cast iron bath, shower over bath, wash hand basin, high level WC, double glazed window to rear, heated towel rail.

Outside

Front Garden

Shingled off road parking for several cars.

Rear Garden

Approx 80ft. Beautiful south facing garden with shaped lawn. Various shrubs and flower beds, a variety of mature bushes and trees, fruit trees, herb bushes, block paved shingle and cobble pathways, patio to the rear, shed, side access, outside tap.

Garage

Double doors, window to side.

Directions

Enter Maulden via Snow Hill into Ampthill Road then continue straight on into Clophill Road and No. 94 is on the right hand side near to Badger Hill Christmas Tree Farm.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

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, and The Dog and Badger). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks.

