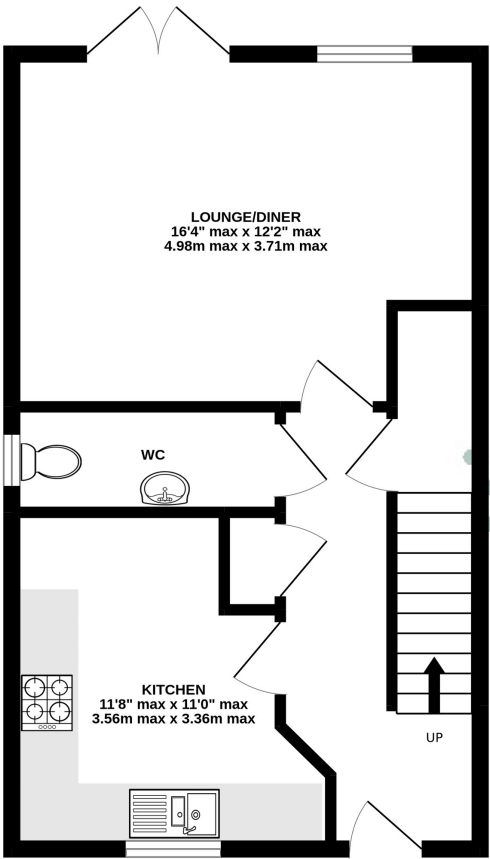
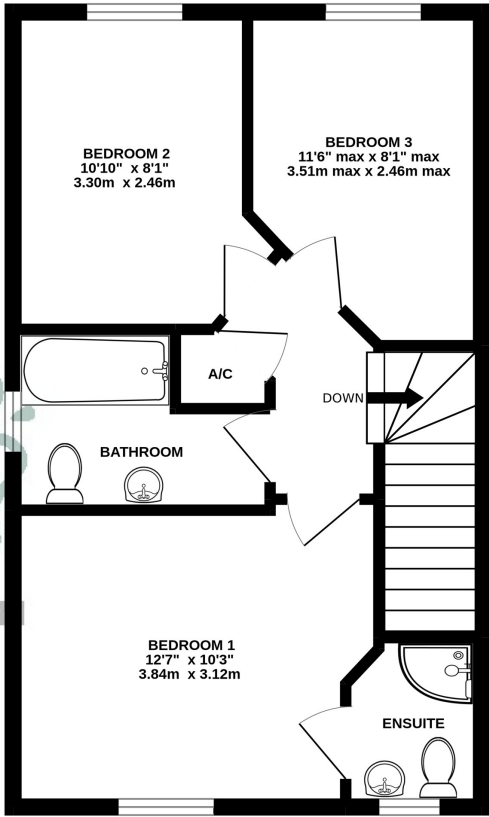


# Floor Plans

GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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.  
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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)



## 18, Elder Way

Amphill, Bedfordshire,  
MK45 2HN  
£375,000





# A three bedroom semi-detached property on the desirable Connelly Homes development with off-road parking and 7 years remaining on the builders guarantee.

- Opportunity to purchase any percentage of the property from 55%.
- 7 years remaining on the builders guarantee.
- Ideally located between all well regarded local schools.
- Three bedrooms and two bathrooms.
- Off-road parking for two cars.
- Great commuter access via Flitwick Train Station, A421 and M1.

## Ground Floor

### Entrance Hall

Composite entrance door to the front, storage and under stairs cupboard.

### Cloakroom

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

### Lounge/Diner

Max. 16' 4" x 12' 2" (4.98m x 3.71m) French doors to the rear garden, double glazed window to the rear, radiator.

### Kitchen

Max. 11' 8" x 11' 0" (3.56m x 3.35m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated split level oven, gas hob and extractor fan over, space for washing machine and fridge freezer, space and plumbing for dishwasher, double glazed window to the front, conventional boiler.

## First Floor

### Landing

Airing cupboard housing hot water tank.

### Bedroom One

12' 7" x 10' 3" (3.84m x 3.12m) Double glazed window to the front, radiator.

### Ensuite

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

### Bedroom Two

10' 10" x 8' 1" (3.30m x 2.46m) Double glazed window to the rear, radiator.

### Bathroom

A suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

## Outside

### Rear Garden

Mainly laid to lawn with patio seating area and side access.

### Parking

Off-road parking for two cars.

### 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.

