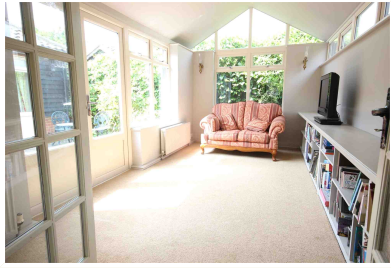


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 Amptill MK45 2PJ
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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.





3 Willow Barn, New
Road, Maulden, MK45
2BQ

£435,000

An impressive barn conversion with interesting accommodation pleasantly situated in a delightful semi rural location with a lovely garden and off road parking.

- Stunning refitted kitchen with direct garden access
- Good size sitting room with a feature log burner
- Stylish re-fitted family bathroom and shower room
- Delightful family room with vaulted ceiling and double doors to courtyard
- Four bedrooms and extension potential

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Ground Floor

Entrance hall/Study 16' 6" x 6' 8" (5.03m x 2.03m) Accessed via the front entrance door. Double glazed window to front. Radiator. Fitted cupboards and shelving. Doors to shower room, sitting room and bedroom four.

Shower room White suite comprising of wash hand basin and low level wc. Corner shower cubicle. Fully tiled walls and floor. Down lighting.

Sitting room 15' 6" x 14' 5" (4.72m x 4.39m) Double glazed window to front. Door and window to front. Two radiators. Most attractive feature fireplace with inset log burner.

Kitchen/Breakfast room 16' 4" x 14' 5" max (4.98m x 4.39m max) Range of wall and base units with granite work surfaces over. Butler sink with chrome mixer taps over. Space for a range cooker. Fitted spotlights. Ceramic tiled floor. Two storage cupboards with original oak doors and one housing boiler. UPVC French doors to front patio/garden. Door to lounge, door to hallway. French doors to conservatory. Radiator. Double glazed window to front.

Family room 16' x 9' 3" (4.88m x 2.82m) Double glazed double doors and windows to courtyard. vaulted ceiling.

Inner Lobby Radiator. Double glazed door to courtyard. Doors to bedroom one, two, three and family bathroom.

Bedroom one 16' 9" x 9' 8" (5.11m x 2.95m) Double glazed double doors and windows to courtyard. Built in wardrobes.

Bedroom two 11' 2" x 10' 8" (3.40m x 3.25m) Double glazed window to front. radiator. Built in wardrobe.

Bedroom three 11' x 9' 4" (3.35m x 2.84m) Double glazed window to front. Radiator.

Bedroom four 12' x 7' 6" (3.66m x 2.29m) Double glazed window to front. Radiator.

Bathroom Stylish white suite comprising of bath with over head shower. Wall mounted wash hand basin and low level wc. Down lighting. Built in cupboard. Towel rail. Fully tiled walls and floor. Double glazed window.

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