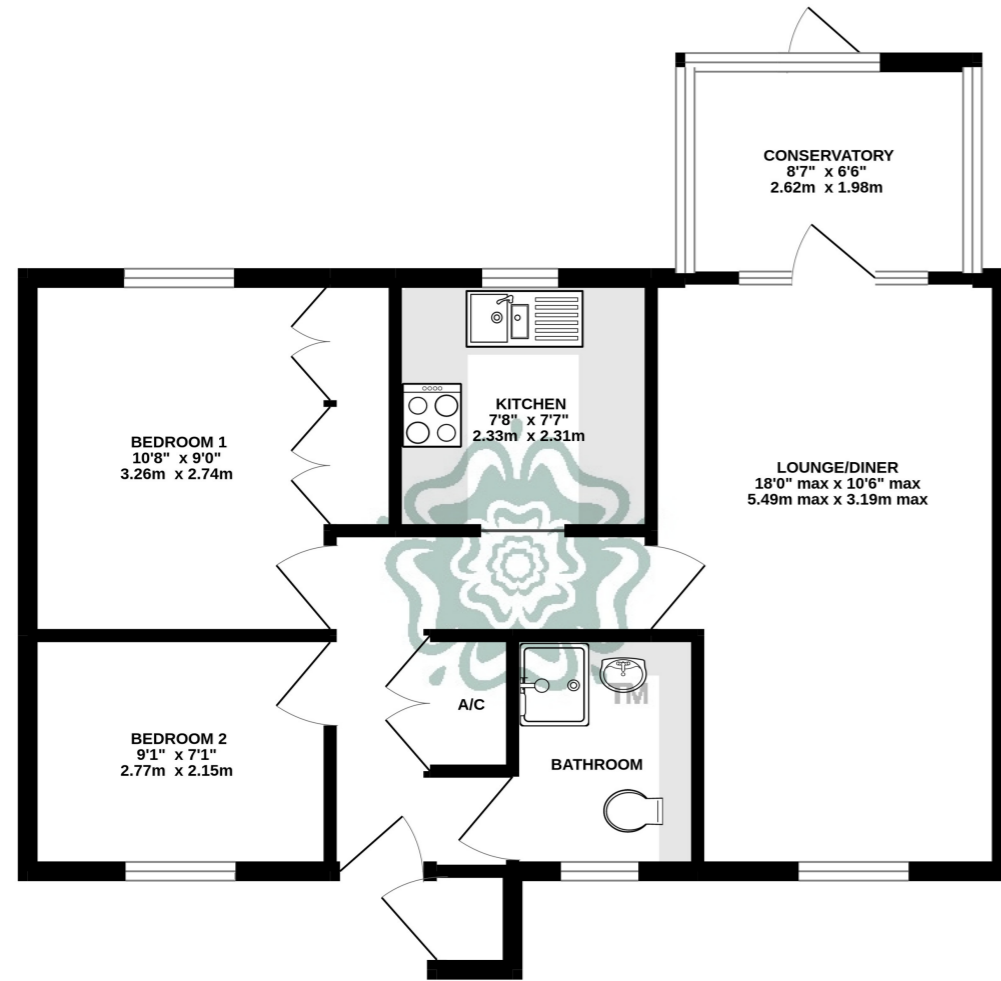


# Floor Plans

GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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## 31, Preston Close

Amphill, Bedfordshire,  
MK45 2QH

Offers in Excess of £300,000

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

COUNTRY PROPERTIES  
PART OF HUNTERS

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PART OF HUNTERS

A rarely available and beautifully presented bungalow situated within a unique retirement development exclusively for over 55's, tucked away yet in the heart of the town.

- Offered with no onward chain
- Two bedrooms, plus lounge/dining room
- Town centre location close to all local amenities
- Designed to provide an easy to manage lifestyle
- Managed gardens, communal seating areas and parking
- Central heating with electric boiler

## Accommodation

### Entrance porch

A covered porch with storage cupboard, wooden entrance door.

### Entrance Hall

Airing cupboard, radiator.

### Lounge/Diner

18' x 10' 6" (5.49m x 3.20m) Double glazed window to the front, radiator, glazed French doors to:

### Conservatory

8' 7" x 6' 6" (2.62m x 1.98m) Part brick construction, double glazed door to communal garden, double glazed windows to the side and rear.

### Kitchen

7' 8" x 7' 7" (2.34m x 2.31m) A range of base and wall mounted units with work surfaces over, 1.5 basin ceramic sink and drainer with mixer tap, integrated oven plus electric hob and extractor fan, free-standing fridge freezer, washing machine and dishwasher to remain, double glazed window to the rear.

### Bedroom One

10' 8" x 9' 0" (3.25m x 2.74m) (3.25m x 3.33m) Fitted wardrobes, double glazed window to the rear, radiator.

### Bedroom Two

9' 1" x 7' 1" (2.77m x 2.16m) Double glazed window to the front, radiator.

### Shower room

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

## Outside

### Gardens

The gardens are maintained with flower and shrub borders with various seating areas.

There is communal and visitor parking.

## Directions

From the centre of Ampthill take Dunstable street. Take the 1st left into Baker Street. Follow the road round to the left, this is the entrance to Preston Close. Number 31 is straight ahead.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

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.

