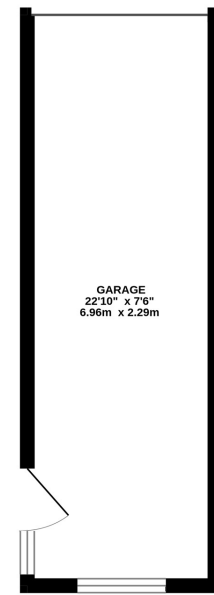
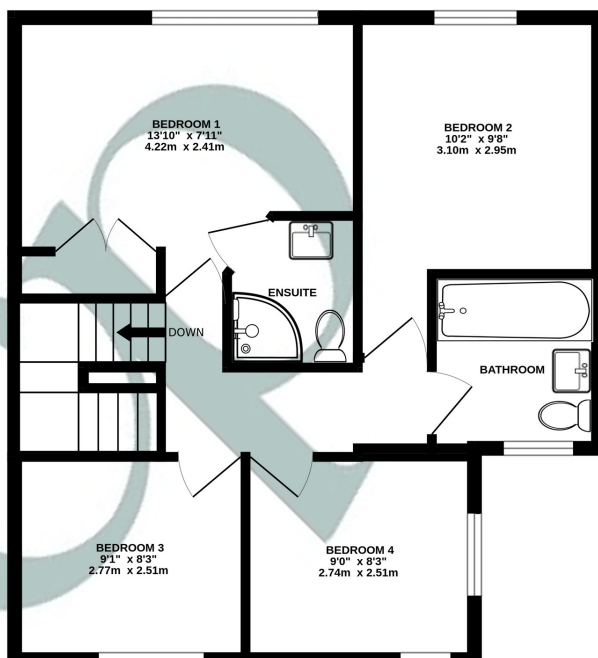
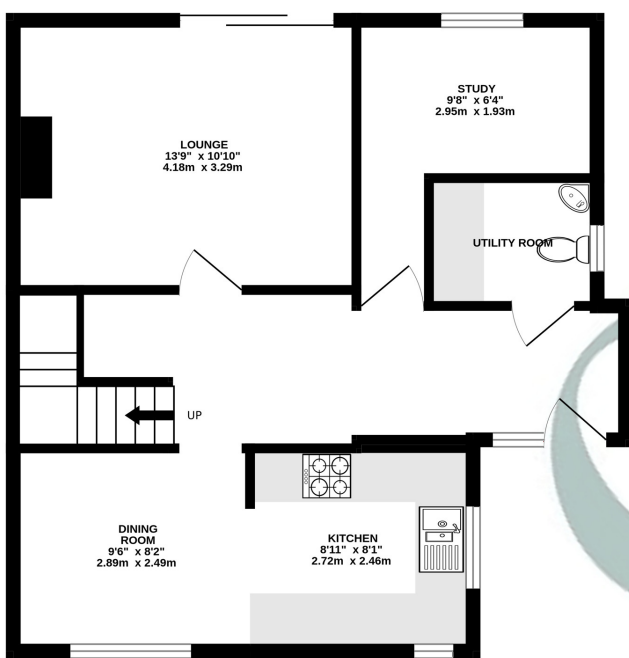




GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.

GARAGE
172 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	86

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

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

This recently extended semi-detached home now offers four bedrooms and two bathrooms – a real box ticker! Benefitting from a garage, ample off-road parking, utility and a study, this is a great home for a growing family.

- Four bedrooms and two bathrooms.
- Gas combination boiler.
- Kitchen/diner with separate lounge, study and utility room.
- Single garage and ample off-road parking.
- Close proximity to highly regarded local schools.
- Recently renovated throughout.

Ground Floor

Entrance Hall

Entrance door and double glazed window to the front, two radiators, stairs rising to first floor.

Cloakroom/Utility

A suite comprising of a low level WC, wash hand basin, gas combi-boiler, a range of base and wall mounted units with work surfaces over, space for washing machine and tumble dryer, radiator, double glazed window to the side.

Lounge

13' 9" x 10' 10" (4.19m x 3.30m) Glazed patio doors to the garden, radiator.

Study

9' 8" x 6' 4" (2.95m x 1.93m) Double glazed window to the rear, radiator.

Kitchen/Diner

Kitchen Area – 8' 11" x 8' 1" (2.72m x 2.46m)
Dining Area – 9' 6" x 8' 2" (2.90m x 2.49m)
A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, built-in oven and gas hob with extractor over, integrated dishwasher, space for fridge freezer, double glazed windows to the front and side, radiator.

First Floor

Landing

Access to loft.

Bedroom One

13' 10" x 7' 11" (4.22m x 2.41m) Fitted wardrobes, double glazed window to the rear, radiator.



Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail.

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m) Double glazed window to the rear, radiator.

Bedroom Three

9' 1" x 8' 3" (2.77m x 2.51m) Double glazed window to the front, radiator.

Bedroom Four

9' 0" x 8' 3" (2.74m x 2.51m) Double glazed windows to the front and side, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, radiator, double glazed window to the front.

Outside

Front Garden

Shingled front garden providing additional off-road parking.

Rear Garden

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

Garage

22' 10" x 7' 6" (6.96m x 2.29m) Door to side.

Directions

From the centre of Ampthill follow Dunstable Street and take the first exit at the mini roundabout onto Oliver Street, take the third turning on the right into Russell Drive.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

