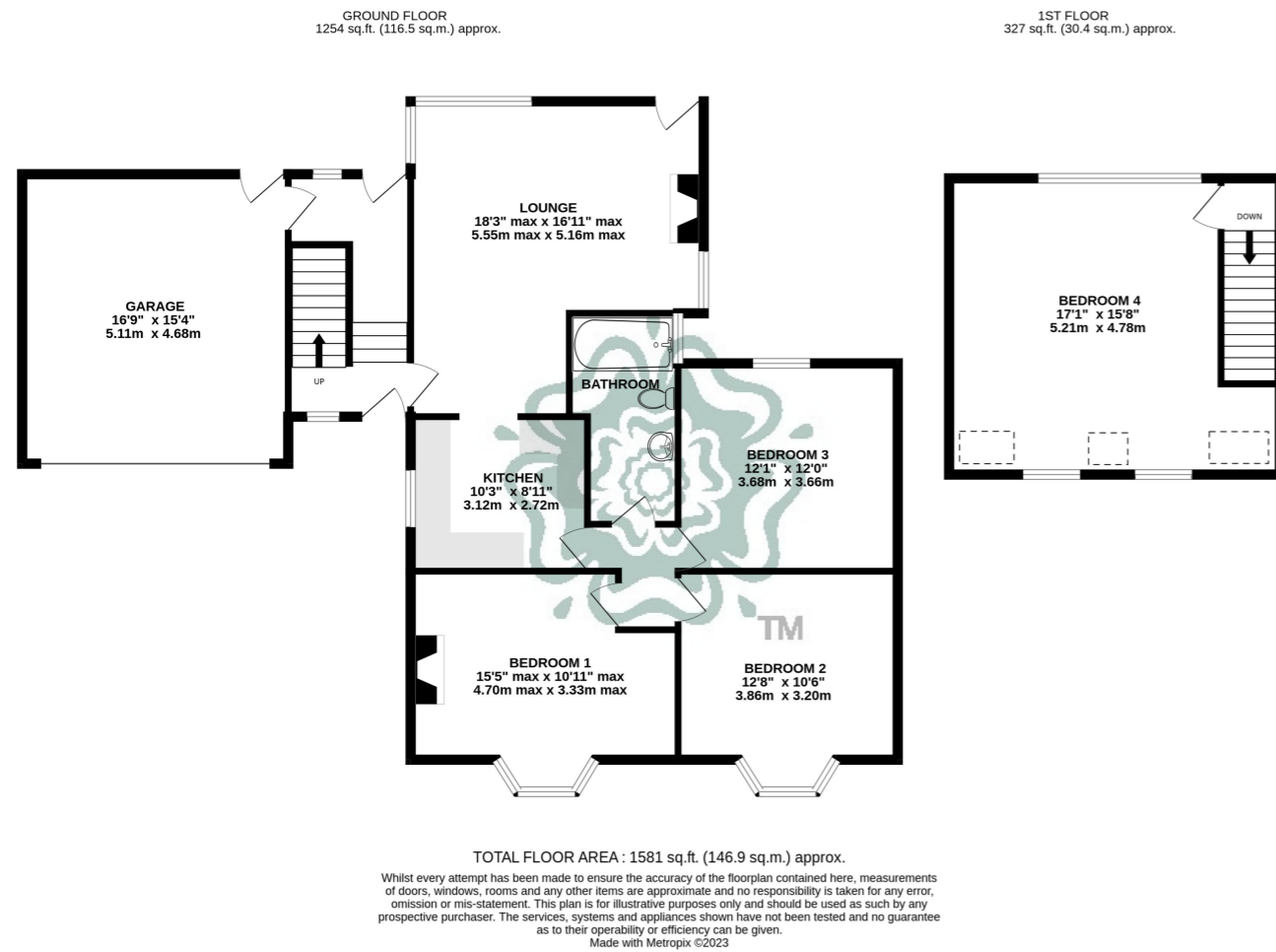


# Floor Plans



## 76, Clophill Road

Maulden, Bedfordshire,  
MK45 2AA

Offers in Excess of £550,000



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  
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www.country-properties.co.uk



# A generous sized bungalow with exceptional views of central Bedfordshire, set on a great plot in the desirable location of **Maulden.**

- Four double bedrooms.
- Large open plan living space.
- Could benefit from modernisation.
- Outstanding views of central Bedfordshire.
- Circa 150ft south facing garden.

## Ground Floor

### Entrance Hall

Wooden entrance door to the front, stairs rising to first floor, steps down to garage, door to garden, double glazed windows to the front and rear.

### Lounge/Diner

Max. 18' 3" x 16' 11" (5.56m x 5.16m) Feature fireplace, door to garden, double glazed windows to the side and rear, radiator.

### Kitchen

10' 3" x 8' 11" (3.12m x 2.72m) A range of base and wall mounted units with work surfaces over and peninsula, stainless steel sink and drainer with mixer tap, space for appliances, leaded light double glazed window to the side.

### Internal Hall

Access to loft.

### Bedroom One

Max. 15' 5" x 10' 11" (4.70m x 3.33m) Leaded light double glazed bay window to the front, radiator.

### Bedroom Two

12' 8" x 10' 6" (3.86m x 3.20m) Wardrobe housing boiler, feature fireplace, leaded light double glazed window to the rear, radiator.

### Bedroom Three

12' 1" x 12' 0" (3.68m x 3.66m) Feature fireplace, double glazed bay window to the front, radiator.

### Bathroom

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

## First Floor

### Bedroom Four

17' 1" x 15' 8" (5.21m x 4.78m) Two leaded light double glazed windows to the front and double glazed window to the rear, radiator.

## Outside

### Front Garden

Mainly laid to lawn with gravel driveway.

### Rear Garden

A south-facing mature garden, mainly laid to lawn with pergola covered patio, pond with bridge over, brick-built outbuilding and greenhouse, stables used for storage.

### Double Garage

Electric up and over door, door to garden, power and light.

### Parking

Gravelled driveway providing ample off-road parking.

## Directions

Entering Maulden via Snow Hill into Amphill Road and then continue onto Clophill Road and No. 76 is on the right hand side.

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). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Amphill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

## 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.

