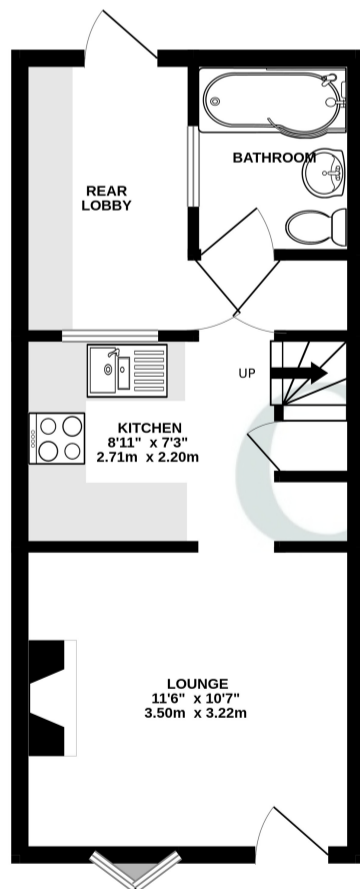
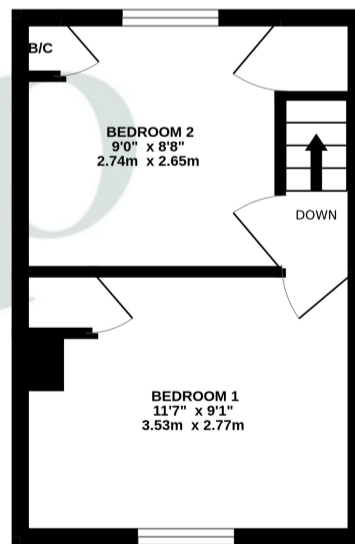




GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 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.  
Made with Metropix G2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

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[www.country-properties.co.uk](http://www.country-properties.co.uk)

Discover this characterful Maulden cottage, a perfect blend of historic charm and modern living. The beamed lounge features a feature brick fireplace. A well-equipped kitchen and a stunning, tiered, landscaped garden with multiple patios create a private retreat. Tranquil bedrooms and a stylish bathroom complete this enticing property, in addition to this, the property is being offered with no upper chain.

- Prime Maulden Location: Moments from village amenities and renowned school catchments, with easy access to the Ampthill and Greensand Ridge walks.
- Period Character & Modern Comfort: A charming terrace cottage blending historic features with modern upgrades.
- Cosy Living Spaces: Relaxing lounge with exposed ceiling beams and a striking brick fireplace housing a wood-burning stove.
- A Gardener's Dream: A tiered, and beautifully landscaped rear garden, multi-zoned for entertaining and privacy.
- Stylish Ground Floor Bathroom: A modernised bathroom with a white suite, a curved bath, and a shower screen.

## Ground Floor

### Entrance

Front entrance door

### Lounge

Double glazed bay window to front, gas brick feature fireplace, radiator.

### Kitchen

Double glazed window to rear, a range of base and wall mounted units with worksurfaces over, 1 & 1/2 ceramic sink and drainer with mixer tap over, part tiling to splashback areas, integrated oven, electric hob, extractor, space for fridge freezer, dishwasher, stairs to first floor.

### Rear Porch

Fitted storage units, accessed by stable door, door to garden.



## Bathroom

Double glazed window to side, fully tiled, towel rail, white suite comprising of panelled bath with shower over, wash hand basin, low level w/c.

## NB

These are preliminary details to be approved by the vendor.

## First Floor

### Landing

Loft access.

### Bedroom One

Double glazed window to front, storage cupboard, radiator.

### Bedroom Two

Double glazed window to rear, boiler cupboard, cupboard under stairs, radiator.

## Outside

### Front Garden

Walled front garden ideal for bin storage.

### Rear Garden

Shrub lined tiered landscaped garden with private lower patio area, steps leading to a vegetable garden.

### Parking

On street parking, plus parking bays on a first come first serve basis.

