



TOTAL FLOOR AREA : 2441 sq.ft. (226.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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A great sized four/five bedroom property on the highly sought after Church Road in Maulden. This elevated location with it's own sun-terrace offers some amazing panoramic views.

- Four double bedrooms and a further single bedroom/study.
- Integrated double garage on the lower level of the property.
- Ample off-road parking.
- Sun-terrace with panoramic views.
- Future proof accommodation across one floor.
- A modest sized secluded rear garden that is adjacent to Maulden Church.

Accommodation

Entrance Hall

Composite entrance door to the front, access to airing cupboard and loft, radiator.

Cloakroom

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

Lounge/Diner

Max. 24' 3" x 19' 11" (7.39m x 6.07m) Double sliding patio doors to the terrace, brick feature fireplace, double glazed windows to the side, radiators.

Terrace

24' 11" x 17' 0" (7.59m x 5.18m) An elevated terrace seating area over the garage with panoramic views.

Kitchen

15' 10" x 9' 1" (4.83m x 2.77m) A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated split level oven and gas hob with extractor fan over, space and plumbing for fridge freezer and dishwasher, double glazed window to the side, radiator, steps down to access to basement room.

Basement Room

Max. 20' 0" x 13' 5" (6.10m x 4.09m) Located on the basement level - stainless steel sink and drainer with mixer tap, gas conventional boiler, double glazed window to the side, access to kitchen, double garage and storage.

Lean-To Conservatory

Plumbing and drainage for utilities.

Bedroom One

17' 11" x 10' 8" (5.46m x 3.25m) Double glazed window to the rear, radiator.



Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the rear, radiator.

Bedroom Two

13' 11" x 11' 11" (4.24m x 3.63m) Double glazed window to the rear, radiator.

Bedroom Three

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to the front, radiator.

Bedroom Four

10' 7" x 8' 11" (3.23m x 2.72m) Double glazed window to the rear, radiator.

Bedroom Five/Study

8' 9" x 7' 0" (2.67m x 2.13m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, 'his and hers' wash hand basins, double glazed window to the rear, radiator.

Outside

Garden

A beautifully mature and secluded hedge-lined rear garden with various trees and bushes, mainly laid to lawn with a barbeque decking area and a wisteria lined pergola, additional patio seating area. There is a "goat track" adjacent to the property that leads to Maulden Church.

Double Garage

Two up and over doors, power and light, double glazed window to the side, access to basement room.

Parking

Ample block paved off-road parking.

Directions

From the centre of Ampthill take Church Street towards Maulden. Go straight over the roundabout and continue through the village. Church Road is the left hand turn immediately after the village school.

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 Ampthill. 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.

