



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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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: [amptill@country-properties.co.uk](mailto:amptill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



Set on the incredibly desirable Ashburnham Road amongst all the beautiful period properties, this 2/3 bedroom 1920's character semi has recently been renovated and is ideally situated for the school, green open spaces and the town centre, perfectly blending charm and convenience.

- Two double bedrooms and guest bedroom in basement.
- Over 100ft west-facing rear garden.
- Short distance to Ampthill town centre.
- Lots of character features including fireplaces and lovely high ceilings.
- Centrally located for the highly regarded local schools.

Ground Floor

Entrance Hall

Entrance door to front, stairs rising to first floor accommodation, under stairs storage cupboard, radiator.

Lounge

11' 0" x 9' 10" (3.35m x 3.00m) Feature fireplace, bay sash window to the front with fitted shutters, radiator.

Kitchen/Diner

17' 3" x 11' 4" (5.26m x 3.45m) A range of base and wall mounted units with quartz work surfaces over, inset stainless steel sink and drainer with mixer tap, feature fireplace with log burner, door to garden and two sash windows to the rear, radiator, gas boiler, integrated appliances to include - split-level ovens and induction hob with extractor fan over, fridge freezer, washing machine and dishwasher.

First Floor

Landing

Access to loft.

Bedroom One

12' 3" x 9' 10" (3.73m x 3.00m) Feature fireplace, fitted wardrobes and cupboard over the stairs, two sash windows to the front with fitted shutters, radiator.



Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m) Feature fireplace, sash window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, airing cupboard housing hot water tank, heated towel rail, sash window to the rear with fitted shutters.

Basement

Guest Bedroom/Office

11' 5" x 10' 6" (3.48m x 3.20m) Accessed via the garden, window to the rear, access to void under floor, radiator.

Guest Bathroom

A suite comprising of a panelled bath with telephone shower attachment, low level WC, wash hand basin, storage cupboard, window to the rear, radiator.

Outside

Rear Garden

A beautifully presented west-facing rear garden with patio seating areas, large shed, mature trees, shrubs and planters.

Parking

There is no allocated parking with the property. Parking is roadside.

