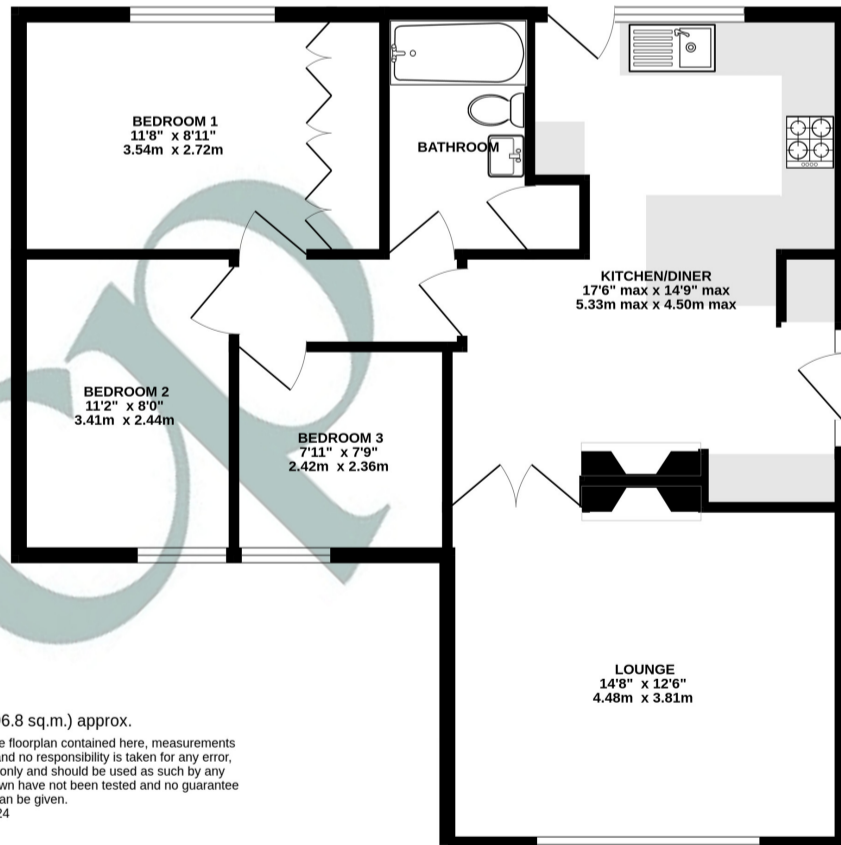




**GARAGE**  
279 sq.ft. (25.9 sq.m.) approx.



**GROUND FLOOR**  
763 sq.ft. (70.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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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: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



This stunning 3-bedroom bungalow, set on a quiet road in the charming village of Maulden, boasts spacious and modern interiors, a double garage for ample parking and storage, and an impressive, beautifully landscaped garden perfect for relaxation and outdoor entertaining.

- Three bedroom detached bungalow.
- Double garage and ample off-road parking.
- Located on the highly desirable George Street, close to all of Maulden's amenities.
- Backing on to fields and The Greensand Ridge.
- Recently renovated throughout.

#### Accommodation

##### Entrance Hall

Wooden entrance door to the front with storage cupboards either side, opening into:

##### Kitchen/Diner

Max. 17' 6" x 14' 9" (5.33m x 4.50m) A range of base and wall mounted units with quartz work surfaces over and matching peninsula, countersunk composite 1.5 basin sink and drainer with mixer tap, integrated appliances include - fridge, freezer, washing machine, dishwasher, split-level oven and gas hob with extractor over. Door to the garden and windows to the side and rear, cast iron style radiator and heated towel rail, open fireplace with log burner through to the lounge as well as double doors to:

##### Lounge

14' 8" x 12' 6" (4.47m x 3.81m) Open fireplace with log burner, double glazed window to the front with fitted shutters, two cast iron style radiators.

##### Inner Hall

Access to part-boarded loft.



##### Bedroom One

11' 8" x 8' 11" (3.56m x 2.72m) Fitted wardrobes, double glazed window to the rear, cast iron style radiator.

##### Bedroom Two

11' 2" x 8' 0" (3.40m x 2.44m) Double glazed window to the front, cast iron style radiator.

##### Bedroom Three

7' 11" x 7' 9" (2.41m x 2.36m) Double glazed window to the front, cast iron style radiator.

##### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, back-lit mirror, heated towel rail, cupboard housing gas combi-boiler, double glazed window to the rear.

##### Outside

##### Front Garden

Mainly laid to lawn with plant and shrub borders. Driveway providing off road parking for numerous cars. Double gates leading to rear garden and double garage.

##### Garage

Double garage with up and over door. Power and light and window to the side.

##### Rear Garden

Beautifully landscaped and mature rear garden backing on to the fields with a large patio seating area, raised artificial lawn area and a summer house.

##### Directions

Entering Maulden from Ampthill George Street is on the left hand side just before the shops. Follow the road around and No.26 is situated on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

