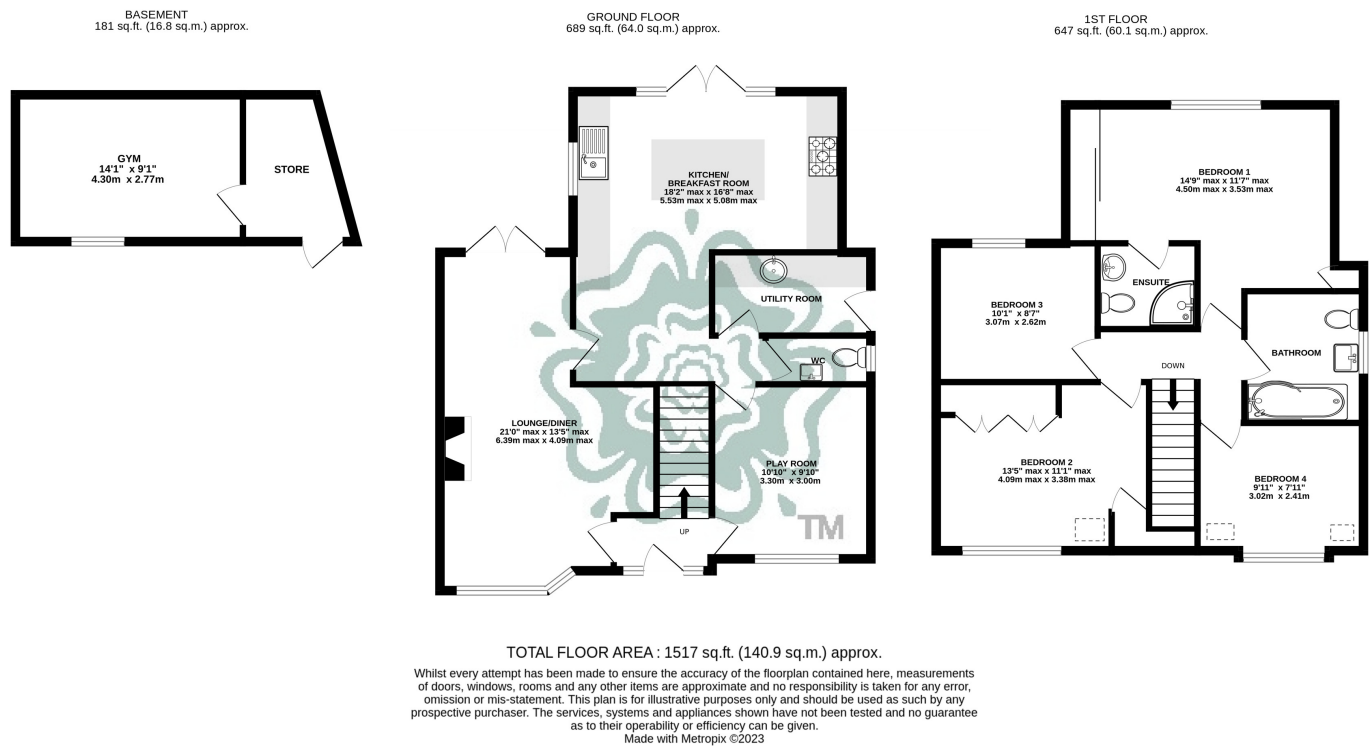
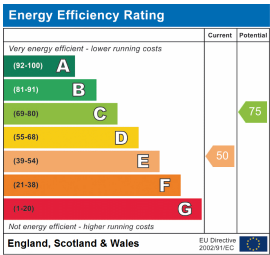


# Floor Plans



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.



69, Oliver Street

Amphill, Bedfordshire,  
MK45 2SA  
Offers in Excess of £550,000

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This beautifully finished and extended four bedroom semi-detached home is full of character and really ticks the boxes. Benefitting from it's great location, off-road parking and gym/office located in the low maintenance south-facing garden - it's a must see!

- Four bedrooms and two bathrooms.
- Beautifully presented kitchen/breakfast room with doors opening to the garden.
- Driveway providing off-road parking.
- South facing low maintenance garden with outbuilding currently used as a gym.
- Short distance to local schools and amenities.
- Separate utility and play room.

Ground Floor

Entrance Hall

Composite entrance door to the front, full height cast iron-style radiator, leaded light double glazed window to the front.

Cloakroom

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

Lounge/Diner

Max. 21' 0" x 13' 5" (6.40m x 4.09m) Feature fireplace with wood burner, glazed French doors to the rear garden, leaded light double glazed bay window to the front.

Play Room

10' 10" x 9' 10" (3.30m x 3.00m) Leaded light double glazed window to the front, radiator.

Kitchen/Breakfast Room

Max. 18' 2" x 16' 8" (5.54m x 5.08m) A range of base and wall mounted units with quartz work surfaces over, matching island with pendant lighting over, Belfast sink and drainer with mixer tap, split-level oven and gas hob with extractor over, integrated dishwasher, space for American style fridge freezer, glazed French doors to the rear garden, double glazed windows to the side and rear, radiator.

Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink with mixer tap, space for washing machine and tumble dryer, door to side access.

First Floor

Bedroom One

Max. 14' 9" x 11' 7" (4.50m x 3.53m) Fitted wardrobes, double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail.

Bedroom Two

Max. 13' 5" x 11' 1" (4.09m x 3.38m) Fitted wardrobes and storage cupboard over stairs, leaded light double glazed window to the front, radiator.

Bedroom Three

10' 1" x 8' 7" (3.07m x 2.62m) Double glazed window to the rear, radiator.

Bedroom Four

9' 11" x 7' 11" (3.02m x 2.41m) Leaded light double glazed window to the front, radiator.

Bathroom

A suite comprising of a L-shaped bath with shower over, low level WC, wash hand basin, heated towel rail, leaded light double glazed window to the side.

Outside

Rear Garden

A south facing garden with artificial lawn and a patio seating area, sheltered BBQ area and outbuilding providing a gym and storage space, additional storage shed, timber lean-to over side access.

Parking

Shingled driveway providing off-road parking.

Directions

From the centre of Ampthill, take Dunstable Street towards Flitwick. Oliver Street is the left hand turning off the first mini roundabout you reach. Number 69 is past the doctors surgery on the same side of the road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town’s bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There’s a children’s play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor’s surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

