

# 28, Ashburnham Road

Offers in Excess of £475,000

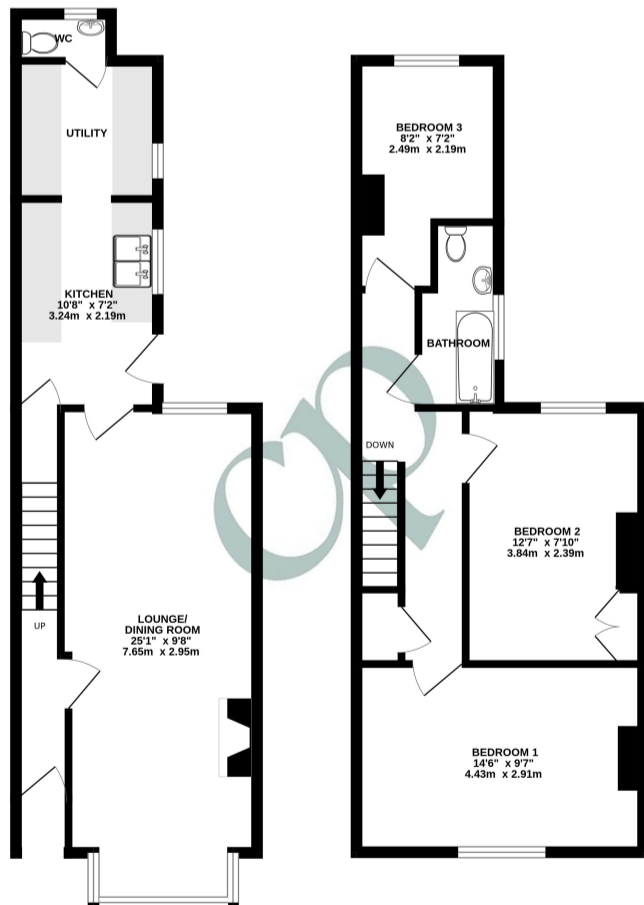
Amphill, Bedfordshire,  
MK45 2RH

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GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.9 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		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(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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A most impressive and beautifully presented period property in this prestigious and convenient location, retaining many character features.

- Superb dual aspect reception room with dual fuel burner
- Stylish re-fitted kitchen with laundry and cloakroom
- Three bedrooms and delightful victorian style bathroom
- Highly sought after location
- Lovely established garden
- Off street parking for 1 car

#### GROUND FLOOR

##### Entrance Hall

Entrance door to the front, radiator.

##### Lounge/Dining room

25' 1" x 9' 8" (7.65m x 2.95m) Feature fireplace with multi-fuel burner, double glazed bay window to the front plus double glazed window to the side both with fitted shutters, two radiators.

##### Kitchen

10' 8" x 7' 2" (3.25m x 2.18m) A range of base and wall mounted units with work surfaces over, double Belfast sink, integrated oven with gas hob and extractor, access to under stairs storage, stable door opening to garden, double glazed sash window to the rear.

##### Utility Room

A range of base and wall mounted units with work surfaces over, space and plumbing for appliances, combi-boiler, double glazed sash window to the side.

##### Cloakroom

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



#### FIRST FLOOR

##### Landing

Access to loft, storage cupboard.

##### Bedroom One

14' 6" x 9' 7" (4.42m x 2.92m) Double glazed wooden sash window to the front, radiator.

##### Bedroom Two

12' 7" x 7' 10" (3.84m x 2.39m) Fitted wardrobes in chimney reveal, double glazed wooden sash window to the rear, radiator.

##### Bedroom Three

8' 2" x 7' 2" (2.49m x 2.18m) Double glazed wooden sash window to the rear, radiator.

##### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, underfloor and wall heating, back-lit mirror, double glazed sash window to the side.

#### OUTSIDE

##### Rear Garden

East facing rear garden, mainly laid to lawn with shrub borders, shingle and patio seating areas, side access.

##### Parking

Shingled driveway providing off-road parking for 1 car.

##### Directions

Leave town towards Dunstable Street and go straight on and at the second mini roundabout turn right into Station road and then left into Ashburnham Road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDOR.

