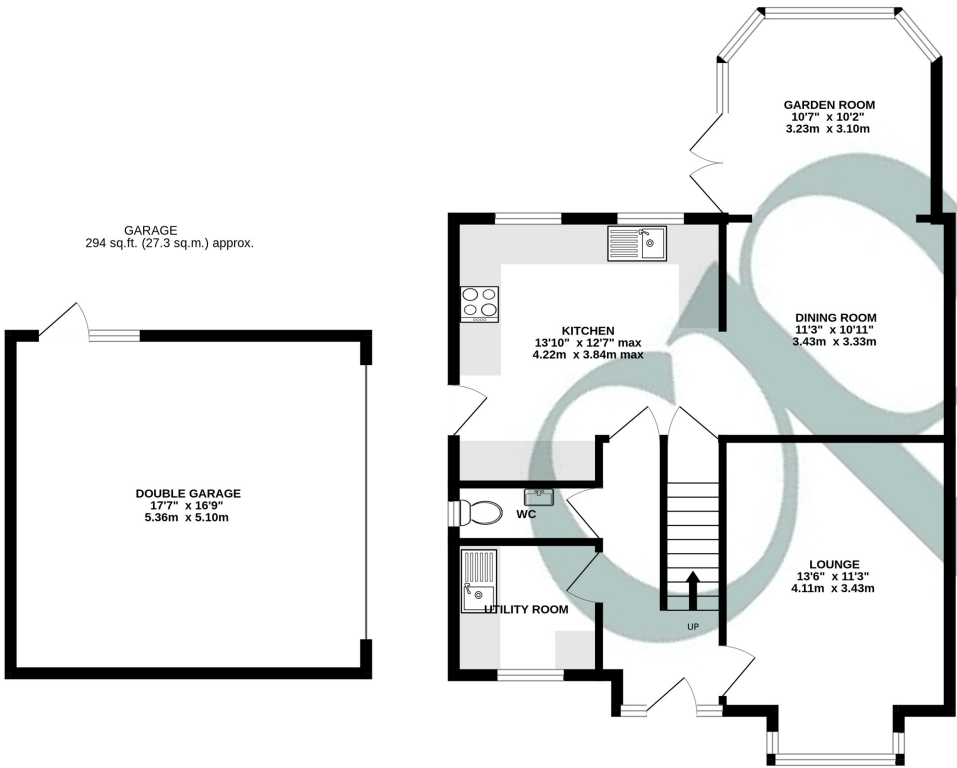
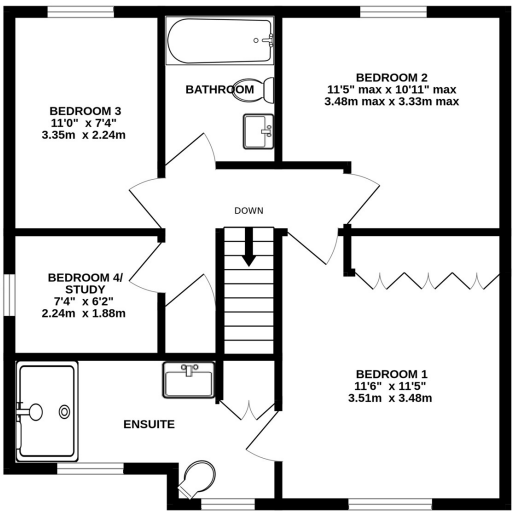




GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (147.0 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                    |   |    |
|---------------------------------------------|---|----|
| Very energy efficient - lower running costs |   |    |
| (88+)                                       | A | 85 |
| (81-91)                                     | B |    |
| (69-80)                                     | C | 68 |
| (55-68)                                     | D |    |
| (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 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)



A stunning example of a four bedroom detached – this recently renovated property is a perfect family home with it's three double bedrooms, off-road parking, good size garden and open-plan living accommodation – all tucked away off of the main road.

- Four bedrooms, three of which are doubles, and two bathrooms.
- Open-plan living at the back of the house.
- Recently renovated throughout.
- Double garage and off-road parking.
- South-west facing wrap around garden.
- Highly regarded local school catchment.

Ground Floor

Entrance Hall

UPVC entrance door and two double glazed windows to the front, radiator.

Cloakroom

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

Lounge

13' 6" x 11' 3" (4.11m x 3.43m) Electric fireplace, double glazed bay window to the front, radiator.

Kitchen

13' 10" x 12' 7" Max. (4.22m x 3.84m) A range of base and wall mounted units with wooden work surfaces over, ceramic sink and drainer with mixer tap, integrated split-level oven and electric hob with extractor over, integrated wine fridge and dishwasher, space for American style fridge freezer, kick-board heater, under stairs cupboard, two double glazed windows to the rear, door to garden, opening to:

Dining Room

11' 3" x 10' 11" (3.43m x 3.33m) Full-height radiator, opening to:

Garden Room

10' 7" x 10' 2" (3.23m x 3.10m) Double doors opening to the garden.



Utility

A range of base and wall mounted units with wooden work surfaces over, stainless steel sink and drainer with mixer tap, space for washing machine, double glazed window to the front, radiator.

First Floor

Landing

Access to boarded loft with ladder, radiator.

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m) Fitted wardrobes, double glazed window to the front, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, storage cupboard, heated towel rail, two double glazed windows to the front.

Bedroom Two

11' 5" x 10' 11" Max. (3.48m x 3.33m) Double glazed window to the rear, radiator.

Bedroom Three

11' 0" x 7' 4" (3.35m x 2.24m) Double glazed window to the rear, radiator.

Bedroom Four/Study

7' 4" x 6' 2" (2.24m x 1.88m) Double glazed window to the side, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

Outside

Front Garden

Hedge-lined front garden.

Rear Garden

South-west facing wrap around garden mostly laid to lawn with patio seating area and garden shed.

Double Garage

Two electric up and over doors.

Parking

Block paved driveway providing off-road parking.

Directions

Entering Maulden from the A6/Clophill into Clophill Road, follow this road and take the third left into Hedley Way.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

