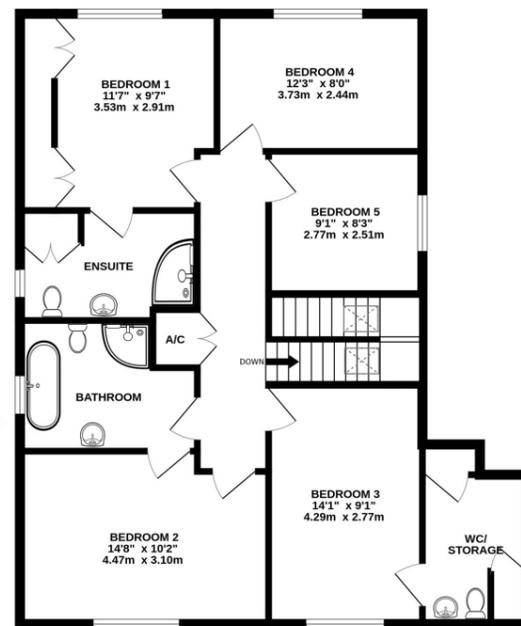
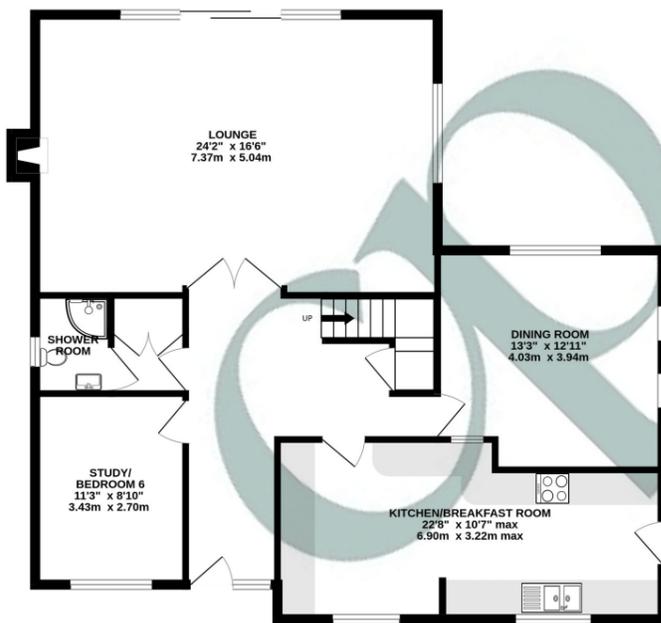
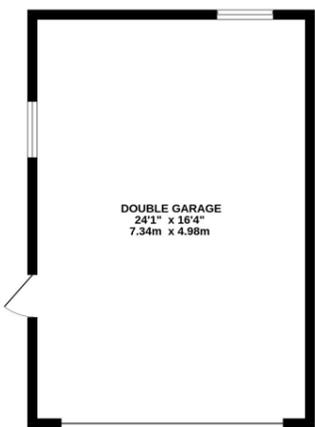




**GARAGE**  
393 sq.ft. (36.5 sq.m.) approx.

**GROUND FLOOR**  
1098 sq.ft. (102.1 sq.m.) approx.

**1ST FLOOR**  
910 sq.ft. (84.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2401 sq.ft. (223.1 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

Viewing by appointment only

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[www.country-properties.co.uk](http://www.country-properties.co.uk)

'Grenby House' is pleasantly situated on The Avenue, a private road which is arguably known as the best road in Ampthill.

- Pleasantly situated on the ever popular private road 'The Avenue' in Ampthill
- Six bedrooms set over two floors
- Double garage and ample off road parking
- Well regarded schools all within a walkable distance
- Room to grow, over 2000 sqft of accommodation to make your mark

## Ground Floor

### Entrance Hall

Front Entrance door, double glazed window to front, radiator.

### Cloakroom/Shower Room

Wash hand basin, low level WC, built in mirror, fully tiled walls, heated towel rail, double glazed window to side.

### Lounge

24' 2" x 16' 6" (7.37m x 5.03m) Brick built feature fireplace, two radiators, double glazed windows to side and rear, sliding patio doors to garden.

### Dining Room

13' 3" x 12' 11" (4.04m x 3.94m) Double glazed window to rear and additional rounded feature windows to the side, radiator, vaulted ceiling.

### Study/Bedroom Six

11' 3" x 8' 10" (3.43m x 2.69m) Window to front, radiator.

### Kitchen/Breakfast Room

22' 8" x 10' 7" Max. (6.91m x 3.23m) A range of base and wall mounted units with work surfaces over, two stainless steel sink drainer units, boiling water tap and water softener, tiled splashback areas, integrated split level oven, electric hob, extractor hood and microwave, space for fridge/freezer and additional under-counter fridge, dishwasher and tumble dryer, gas boiler, two windows to front, door to side access.



## First Floor

### Landing

Access to loft, airing cupboard housing hot water tank, two skylight windows.

### Bedroom One

11' 7" x 9' 7" (3.53m x 2.92m) Fitted wardrobes, double glazed window to rear, radiator.

### Ensuite

Wash hand basin, low level WC, shower cubicle, fully tiled walls, storage cupboard, heated towel rail, window to side.

### Bedroom Two

14' 8" x 10' 2" (4.47m x 3.10m) Double glazed window to front, radiator. Jack and Jill access to the main bathroom.

### Bedroom Three

14' 1" x 9' 1" (4.29m x 2.77m) Dressing room with WC and wash hand basin, double glazed window to front, radiator.

### Bedroom Four

12' 3" x 8' 0" (3.73m x 2.44m) Fitted wardrobes, double glazed window to rear, radiator.

### Bedroom Five

9' 1" x 8' 3" (2.77m x 2.51m) Double glazed window to side, radiator.

### Bathroom

A suite comprising panelled bath, wash hand basin, low level WC, separate shower cubicle, fully tiled walls, heated towel rail, double glazed window to side.

### Outside

#### Double Garage

Electric up and over door, power and light.

#### Parking

Ample off road parking for numerous vehicles.

#### Rear Garden

Mainly laid to lawn with a large patio seating area and access to garage. Garden room and storage shed, both with full electrical supply.

#### Directions

From the centre of Ampthill, take Dunstable Street towards Flitwick. The Avenue is the fifth turning on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

