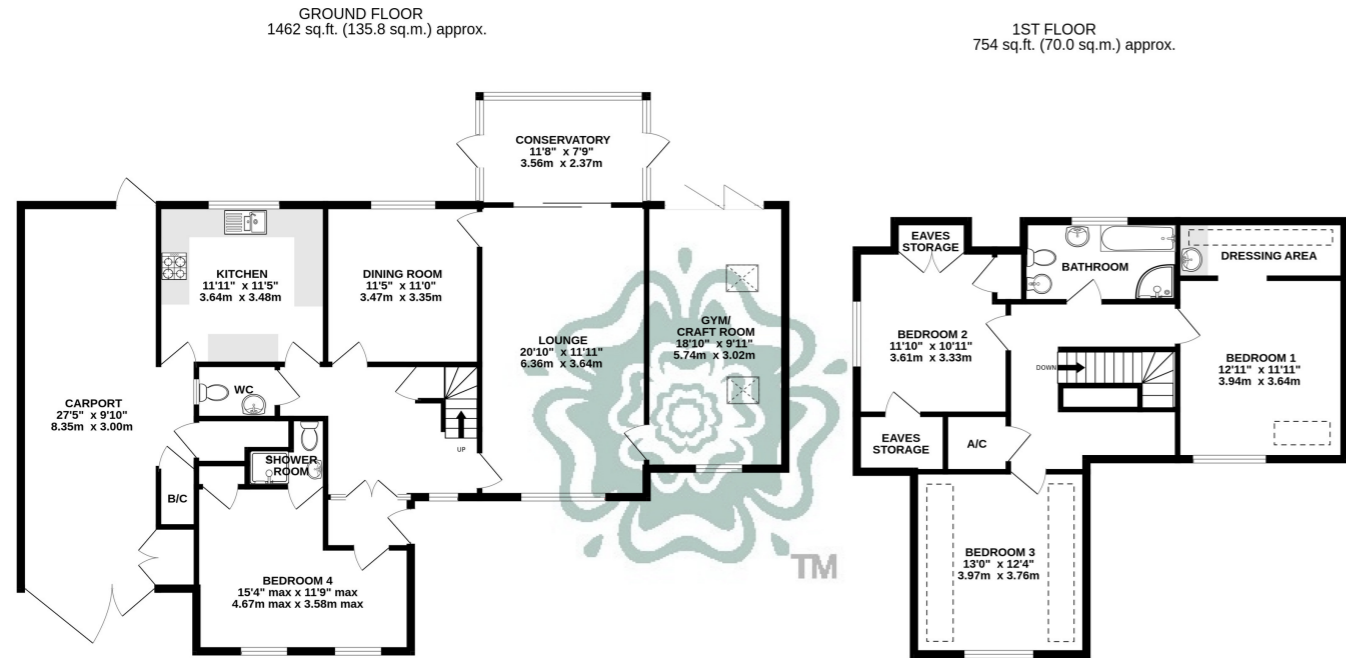


Floor Plans



TOTAL FLOOR AREA : 2216 sq.ft. (205.8 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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35, Alameda Road

Amphill, Bedfordshire,
 MK45 2LA
 £800,000

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
 www.country-properties.co.uk



Set on the highly sought after and quiet Alameda Road, this four bedroom chalet bungalow style home spanning over circa 2000 square feet benefits from a swimming pool, lots of off-road parking and ample reception space.

- Three double bedrooms on the first floor and one double bedroom on the ground floor.
- Heated swimming pool in the rear garden.
- No onward chain.
- Multiple reception spaces on the ground floor.
- Carport and block paved driveway providing ample off-road parking.
- Highly sought after, quiet location near all local amenities.

Ground Floor

Entrance Hall

Entrance door and double glazed window to the front, radiator.

Cloakroom

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

Lounge

20' 10" x 11' 11" (6.35m x 3.63m) Feature fireplace, double glazed window to the front, radiator.

Dining Room

11' 5" x 11' 0" (3.48m x 3.35m) Double glazed window to the front, radiator.

Craft Room

18' 10" x 9' 11" (5.74m x 3.02m) Bi-folding doors opening to the rear garden, double glazed window to the front and two Skylight windows, radiator.

Kitchen

11' 11" x 11' 5" (3.63m x 3.48m) A range of base and wall mounted units with work surfaces over, composite 1.5 basin sink and drainer with mixer tap, built-in oven and gas hob with extractor over, integrated fridge freezer, space and plumbing for washing machine, door to carport, double glazed window to the rear, radiator.

Conservatory

11' 8" x 7' 9" (3.56m x 2.36m) Doors to both sides opening on to the garden.

Bedroom Four

Max. 15' 4" x 11' 9" (4.67m x 3.58m) Storage cupboard, two double glazed windows to the front, radiator.

Shower Room

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

First Floor

Landing

Access to boarded loft with ladder, airing cupboard housing hot water tank, double glazed window to the front.

Bedroom One

12' 11" x 11' 11" (3.94m x 3.63m) Dressing area with wash hand basin, eaves storage, double glazed window to the front, radiator.

Bedroom Two

11' 10" x 10' 11" (3.61m x 3.33m) Fitted wardrobes and eaves storage, double glazed window to the side, radiator.

Bedroom Three

13' 0" x 12' 4" (3.96m x 3.76m) Vaulted ceiling, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, radiator, double glazed window to the rear.

Outside

Front Garden

Mainly laid to lawn with assorted trees and plants.

Rear Garden

Mainly laid to lawn with patio seating area and heated swimming pool.

Pool Changing Room

Changing room for swimming pool complete with shower and toilet.

Parking

Carport and block paved driveway providing ample off-road parking.

Directions

From the centre of Ampthill take Woburn Street and just over the brow of the road, Alameda Road is on the left hand side.

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.

