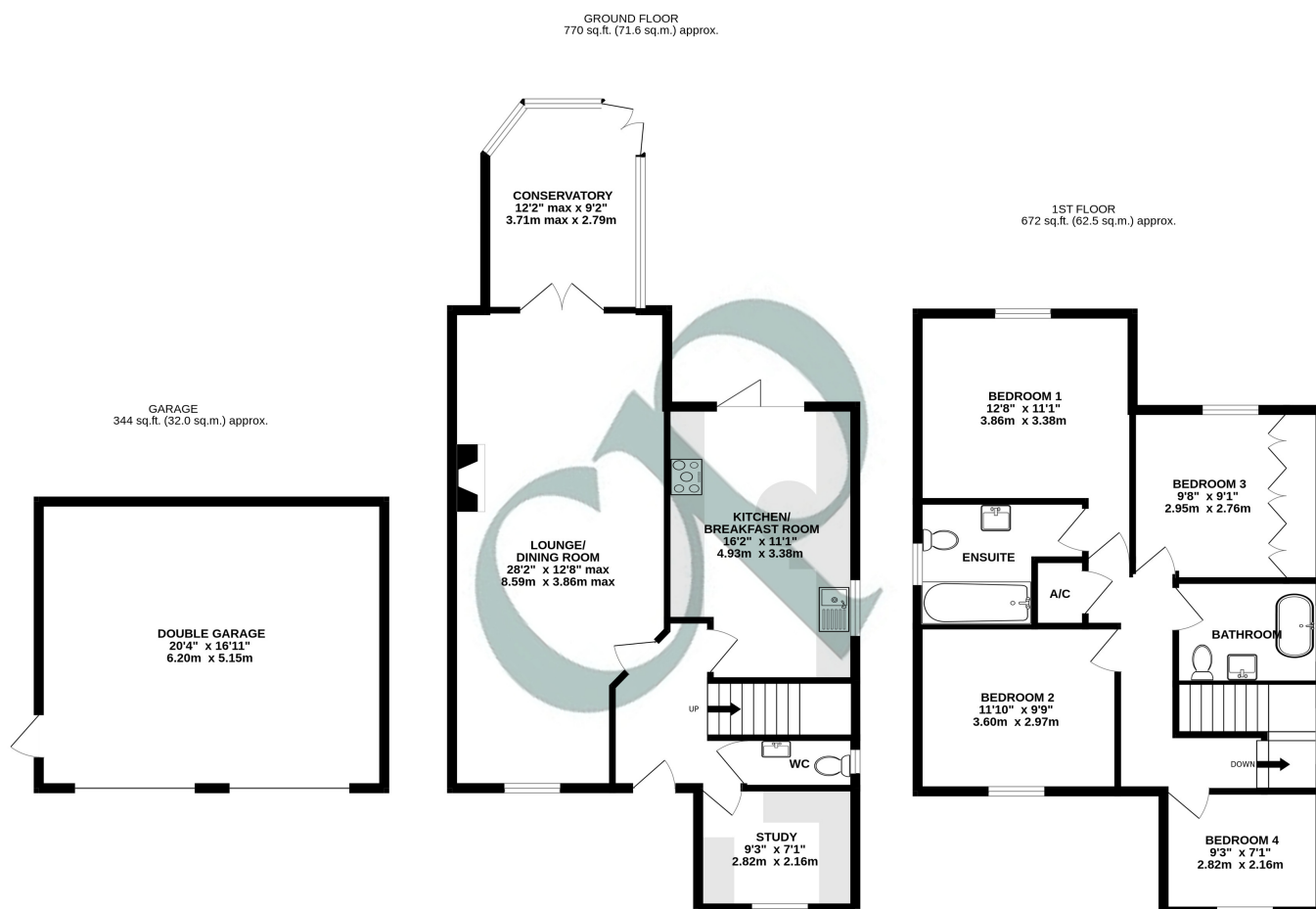


**27a, Ampthill Road**  
 MK45 2DA  
 Maulden, Bedfordshire,  
 Offers in Excess of £700,000

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 properties



**TOTAL FLOOR AREA: 1787 sq.ft. (166.0 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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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: [ampthill@country-properties.co.uk](mailto:ampthill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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Set in the heart of Maulden, this stunning four-bedroom detached property boasts a spacious double garage and a beautifully landscaped rear garden that offers picturesque views of the charming church, blending modern living with idyllic surroundings.

- Four bedrooms and two bathrooms.
- Set beautifully in the heart of Maulden, close to all amenities.
- Highly regarded local school catchment.
- Detached double garage and ample off-road parking.
- South-west facing tiered garden with views of the church.
- Previous planning permission approved for single storey extension to the rear.

## Ground Floor

### Entrance Hall

UPVC entrance door to the front, radiator.

### Cloakroom

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

### Lounge/Diner

28' 2" x 12' 8" Max. (8.59m x 3.86m) Feature fireplace with gas effect wood burner, French doors opening to conservatory, leaded-light double glazed window to the front, two radiators.

### Study

9' 3" x 7' 1" (2.82m x 2.16m) Fitted units, leaded-light double glazed window to the front, radiator.

### Kitchen/Breakfast Room

16' 2" x 11' 1" (4.93m x 3.38m) A range of base and wall mounted units with Quartz work surfaces over, wooden breakfast bar, countersunk stainless steel sink and drainer with mixer tap, integrated split-level oven and induction hob with extractor over, integrated full height fridge and freezer, integrated dishwasher and washer/dryer, bi-folding doors opening to the rear garden, leaded-light double glazed window to the side, full height cast iron-style radiator.

### Conservatory

Max. 12' 2" x 9' 2" (3.71m x 2.79m) French doors opening to the garden, radiator.



## First Floor

### Landing

Access to boarded loft with ladder, airing cupboard housing hot water tank, leaded-light double glazed window to the side.

### Bedroom One

12' 8" x 11' 1" (3.86m x 3.38m) Leaded-light double glazed window to the rear, radiator.

### Ensuite

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

### Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m) Leaded-light double glazed window to the front, radiator.

### Bedroom Three

9' 8" x 9' 1" (2.95m x 2.77m) Fitted wardrobes, leaded-light double glazed window to the rear, radiator.

### Bedroom Four

9' 3" x 7' 1" (2.82m x 2.16m) Leaded-light double glazed window to the front, radiator.

### Bathroom

A suite comprising of a free-standing bath with telephone shower mixer attachment, low level WC, wash hand basin, vanity units, heated towel rail, leaded-light double glazed window to the side.

### Outside

#### Front Garden

A landscaped, mostly shingled front garden with rockery-lined flower beds and stream with foot-bridge over to the front door.

#### Rear Garden

A beautifully mature, landscaped and tiered South-West garden with rockery lined flower beds, lawn area and established trees, upper and lower patio seating areas with views of the church and side access.

### Double Garage

### Parking

Shingled driveway providing ample off-road parking.

