





Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

Country Properties 1 Church Street

Ampthill MK45 2PJ

01525 403033

amphill@country

-properties.co.uk



Expect more with your local property expert

www.country

-properties.co.uk

4 Dunstable Street, Ampthill, MK45 2JT

Guide Price £600,000

4 Dunstable Street

Ampthill

MK45 2JT

Guide Price £600,000

REF: 4192958

Expect more with your local property expert

Ground Floor

ENTRANCE HALL

Front entrance door , Antica style wood flooring, P



Stairs to the first floor.

Cloakroom Two piece suite comprising of a low level wc and wash hand basin. Radiator.

Lounge 14' 9" into the bay x 12' 9" (4.50m x 3.89m) Beautiful, original cast iron open fire place with tiled hearth. Radiator. Fitted bookshelves. Double glazed bay window to front. Folding doors to dining room.

Dining Room 11' 5" x 12' 6" (3.48m x 3.81m) Attractive cast iron open fire place with tiled hearth, fitted cupboards to either side. Double doors to the rear garden. Radiator. Ornate coving.

Kitchen/Breakfast room 21' 5" x 10' 1" (6.53m x 3.07m) Fitted range of matching wall units in Ivory with wooden work tops over and part tiled walls. One and a half bowl sink unit. Two windows to the side. Wooden floor. Space saving fridge freezer. Two radiators. Door to the cellar and door to the rear access to utility room.

Utility Room A range of floor and wall mounted units and work tops over an integrated sink unit with mixer tap. Tiled floor. Double glazed window to rear. Down lighting and sky light window. Door to garden.

Cellar 11' 6" x 11' 1" Plus lobby and store. (3.51m x 3.38m) Stairs from kitchen. Radiator. Cellar window. Storage cupboard.

Cellar

FIRST FLOOR

Landing Stairs to second floor. Airing cupboard with hot water tank. Built in storage cupboard.