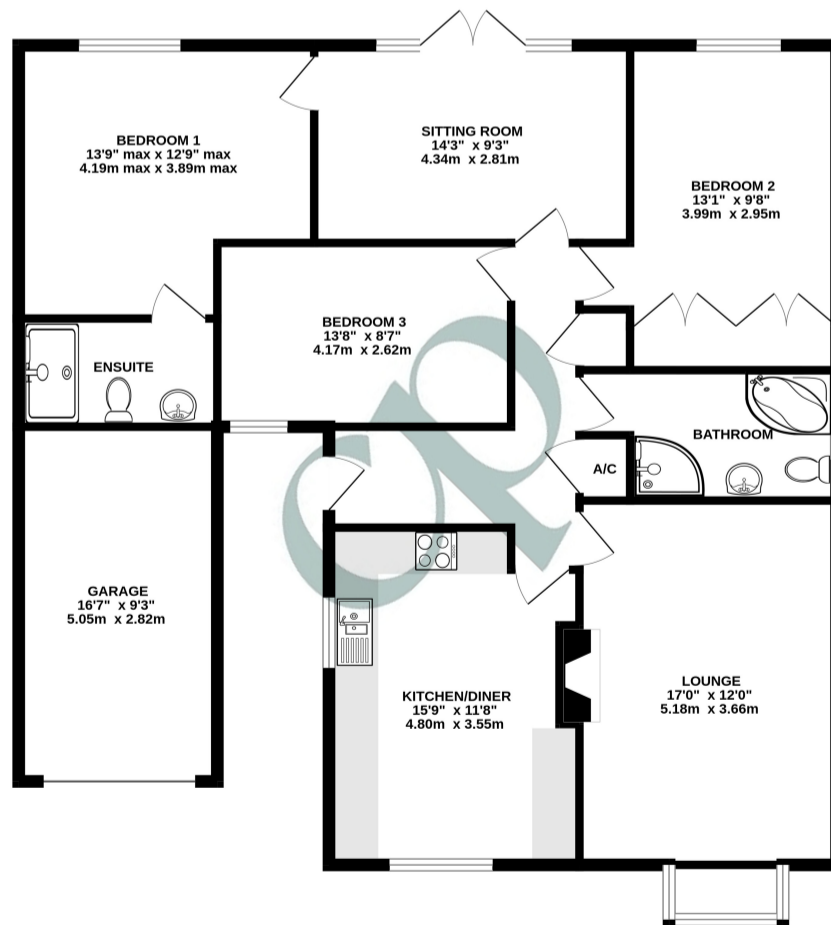




GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: amptill@country-properties.co.uk
www.country-properties.co.uk

An idyllic example of a detached three bedroom bungalow in the heart of one of Ampthill's most desirable estates. Beautifully presented with three double bedrooms and a manageable and private garden - this home is the perfect future-proof downsize!

- No onward chain.
- Probate yet to be granted.
- Three double bedrooms.
- Beautifully presented throughout.
- Garage and off-road parking.
- Quiet cul-de-sac location, short distance to schools and allotments.

Ground Floor

Entrance Hall

Entrance door to the front, airing cupboard housing hot water tank and storage cupboard, access to loft, lightwell window, radiator.

Lounge

17' 0" x 12' 0" (5.18m x 3.66m) Gas feature fireplace, double glazed hanging bay window to the front, two radiators.

Kitchen/Diner

15' 9" x 11' 8" (4.80m x 3.56m) A range of units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, split-level oven and electric hob with extractor over, integrated dishwasher and fridge freezer, integrated washing machine and tumble dryer, gas boiler, double glazed windows to the front and side, radiator.

Sitting Room/Reception Area

14' 3" x 9' 3" (4.34m x 2.82m) French doors opening to the garden, radiator, access to:

Bedroom One

Max. 13' 9" x 12' 9" (4.19m x 3.89m) Double glazed window to the rear, radiator.

Wet Room Ensuite

A suite comprising of a shower area, low level WC, wash hand basin, heated towel rail.



Bedroom Two

13' 1" x 9' 8" (3.99m x 2.95m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Three

13' 8" x 8' 7" (4.17m x 2.62m) Double glazed window to the front, radiator.

Bathroom

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

Outside

Rear Garden

A private, beautifully maintained garden - flower bed-lined with artificial lawn and patio seating area, access to the rear down the side of the property.

Garage

Single garage and off road parking for 2/3 cars.

Directions

From the centre of Ampthill, follow Dunstable Street onto Flitwick Road, Tavistock Avenue is on the right hand side just before Redborne School.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

