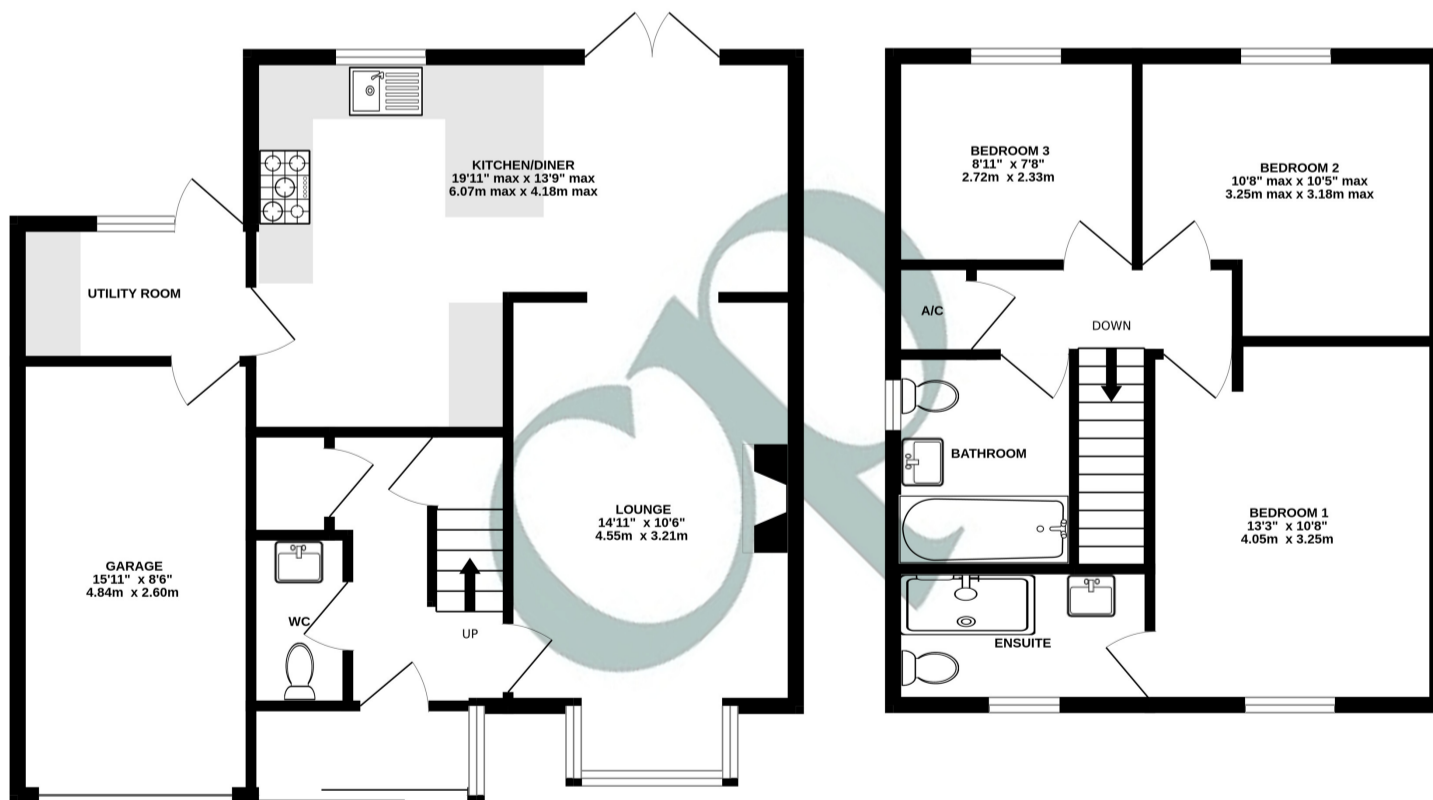




GROUND FLOOR  
686 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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

A three-bedroom detached home on one of Ampthill's most desirable roads, complete with a garage and ample off-road parking, offering both style and convenience in an unparalleled location.

- Lovely rear garden.
- Garage and off road parking for three cars.
- Popular location - a short walk to Redborne School.
- Master ensuite bedroom, first floor bathroom and ground floor cloakroom.
- Kitchen/diner opening onto the garden.
- Potential to extend STPP.

#### Ground Floor

##### Entrance Porch

UPVC double glazed entrance door to front, quarry tiled floor.

##### Entrance Hall

UPVC double glazed entrance door to front, stairs rising to first floor, built-in cupboard, radiator.

##### Cloakroom

A white suite comprising of a wash hand basin, tiling to splashbacks, low level WC, window to front, radiator.

##### Lounge

14' 11" x 10' 6" (4.55m x 3.20m) Opening to kitchen/diner, bow double glazed window to front, radiator.

##### Kitchen/Diner

Max. 19' 11" x 13' 9" (6.07m x 4.18m) A range of base and wall mounted units with work quartz surfaces over, tiling to splashbacks, Belfast sink and drainer, range cooker with 5-ring gas hob with hood over, integrated dishwasher, space for fridge freezer, double glazed window to rear, French doors to garden, radiator.

##### Utility

8' 8" x 5' 2" (2.64m x 1.57m) Space for appliances, work surfaces, wall mounted units, plumbing for automatic washing machine, double glazed door to garden, gas boiler, radiator.



#### First Floor

##### Landing

Loft access, airing cupboard housing hot water tank.

##### Bedroom One

13' 3" x 10' 8" (4.04m x 3.25m) Double glazed window to front, radiator.

##### Ensuite

A vintage suite comprising of a wash hand basin, tiling to splashbacks, low level WC, shower cubicle, double glazed window to front, towel rail.

##### Bedroom Two

Max. 10' 8" x 10' 5" (3.25m x 3.17m) Double glazed window to rear, radiator.

##### Bedroom Three

8' 11" x 7' 8" (2.72m x 2.34m) Double glazed window to rear, radiator.

##### Bathroom

A vintage suite comprising of a panelled bath with shower attachment over, wash hand basin, low level WC, part tiled walls, double glazed window to side, towel rail.

#### Outside

##### Front Garden

Mainly laid to lawn, some shrubs and hedge boundaries.

##### Rear Garden

Paved patio to the rear of the house, shaped lawn area, bush shrubs, flower beds and borders, hedge and fence, tap, gated side access.

##### Garage

Up and over door.

##### Parking

Off road parking for three cars.

##### Directions

From the centre of Ampthill proceed along Dunstable Street towards Flitwick. Tavistock Avenue is the last turning on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

