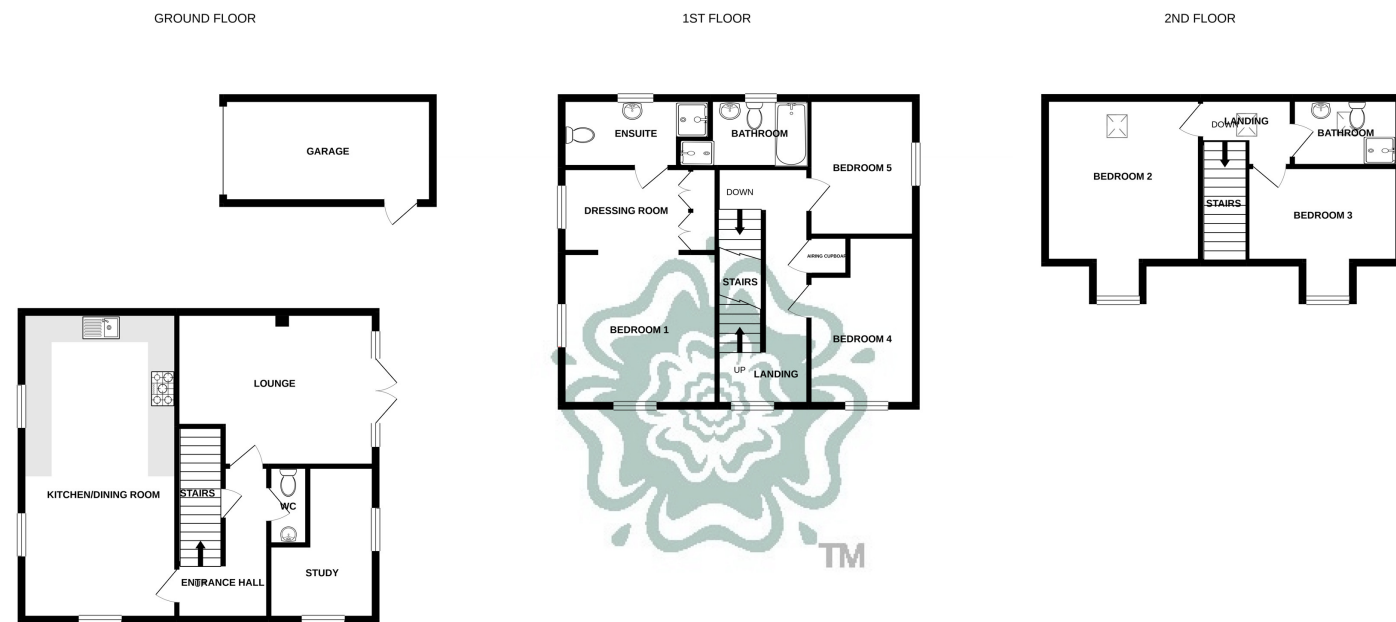


# Floor Plans



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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## 28, Wagstaff Way

Amphill, Bedfordshire,  
MK45 2FY

Offers in Excess of £550,000

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](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)





# This beautifully finished, substantial detached town house offers spacious accommodation throughout including five double bedrooms and three bathrooms.

- Five double bedrooms across three floors.
- Maintenance charge circa £300 per annum.
- Perfect location for all local amenities.
- Three bathrooms.
- Off-road parking with garage.
- High specification kitchen/diner with parquet flooring throughout the ground floor.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs rising to first floor, under stairs cupboard.

### Cloakroom

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

### Lounge

Crittall style aluminium double doors to the garden, parquet flooring, radiator.

### Study

Double glazed sash windows to the front and side with internal shutters, parquet flooring, radiator.

## Kitchen/Diner

A range of base and wall mounted units with quartz work surfaces over, all appliances integrated including fridge freezer, washing machine, dishwasher, wine cooler, split level oven, gas hob with extractor fan over, parquet flooring, double glazed sash windows to the front and side with internal shutters, radiator, conventional boiler.

## First Floor

### Landing

Airing cupboard housing hot water tank, double glazed window to the front.

### Bedroom One

Double glazed windows to the front and side, radiator, opening into dressing room with built-in wardrobes and further door into:

### Ensuite

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

## Bedroom Four

Double glazed sash window to the front, radiator.

## Bedroom Five

Double glazed sash window to the side, radiator.

## Bathroom

A suite comprising of a panelled bath, separate shower cubicle, wash hand basin, low level WC, tiling to splashbacks, heated towel rail, double glazed sash window to the rear.

## Second Floor

## Bedroom Two

Double glazed sash window to the front and Skylight window to the rear, radiator.

## Bedroom Three

Double glazed sash window to the front, radiator.

## Bathroom

A suite comprising of a shower cubicle, wash hand basin, low level WC, heated towel rail, skylight window to the rear.

## Outside

### Rear Garden

A westerly facing, walled garden, mainly laid to lawn with a patio seating area.

### Garage

Up and over door, door to garden.

### Parking

Driveway parking for two cars.

## NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

## Directions

From the centre of Amptill take Woburn Street and proceed to the very end, at the T junction turn left. Turn left at the second roundabout and then turn right into Wagstaff Way.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

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. Amptill 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. Amptill also has a high concentration of public amenities, The local Upper School in Amptill, 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. Amptill 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. Amptill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

