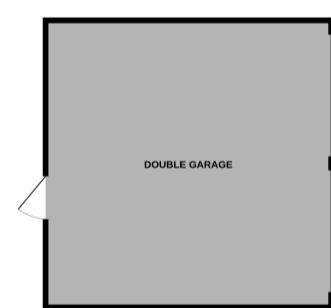




GARAGE  
0 sq.ft. (0.0 sq.m.) approx.



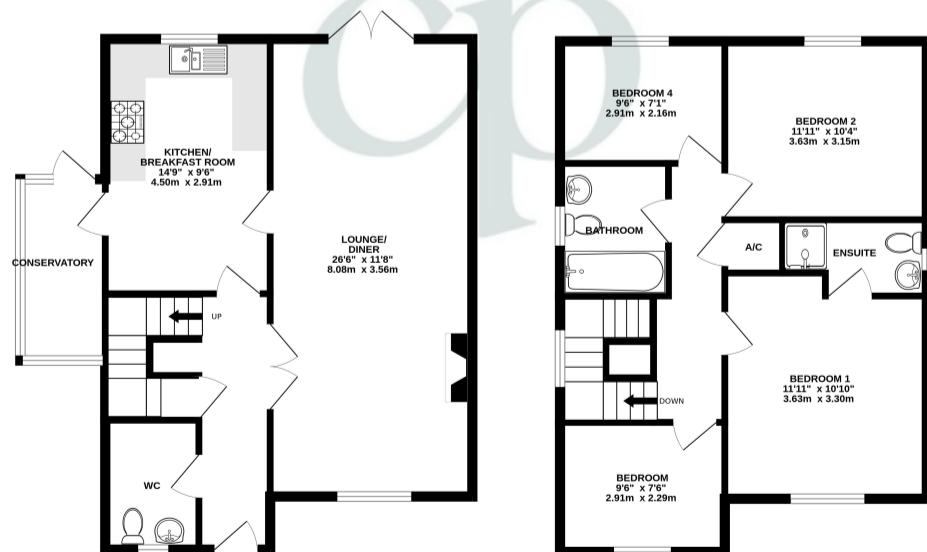
TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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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GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
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A wonderful family home! Situated on the highly desirable Tavistock Avenue, centrally located for the highly regarded local schools, this four bed detached home really is the forever home you're after. All a short walk away from Ampthill's Georgian market town.

- Centrally located for the highly regarded local schools.
- No onward chain
- Short distance to local amenities and Ampthill town centre.
- Four bedrooms and two bathrooms
- Double garage
- Off road parking for numerous vehicles

### Ground Floor

#### Entrance Hall

Entrance door, understairs cupboard, radiator.

#### Cloakroom

Leaded light double glazed window to front, wash hand basin, low level w/c, part tiled to splashback areas, gas boiler, radiator.

#### Lounge/Diner

Double glazed leaded light window to front, french doors to garden, feature gas fireplace, two radiators.

### Kitchen/Breakfast room

Double glazed leaded light window to rear, single glazed window to side, a range of base and wall mounted units with work surfaces over, 1.5 composite sink and drainer with mixer tap over, integrated split level ovens, gas hob and extractor, space for fridge freezer and washing machine, door to side, radiator.

### First Floor

#### Landing

Double glazed leading light window to side, access to loft, airing cupboard housing hot water tank.

#### Bedroom One

Double glazed leaded light window to front, radiator.

#### Ensuite

Double glazed leaded light window to side, part tiling to splashback areas, towel rail, white suite comprising of wash hand basin, low level w/c and separate shower cubicle.

#### Bedroom Two

Double glazed leaded light window to rear, radiator.

#### Bedroom Three

Double glazed leaded light window to front, radiator.

#### Bedroom Four

Double glazed leaded light window to rear, fitted wardrobes, radiator.

#### Bathroom

Double glazed leaded light window to side, part tiling to splashback areas, white suite comprising of panelled bath, wash hand basin, low level w/c.

### Outside

#### Garden

Mature West-facing rear garden, mainly laid to lawn with patio seating area and access to the driveway to the rear and garage.

#### Double Garage

Double garage to the rear of the property with two up and over doors and a door to garden.

#### Parking

Private driveway in front of the double garage providing off-road parking for 2 cars.

