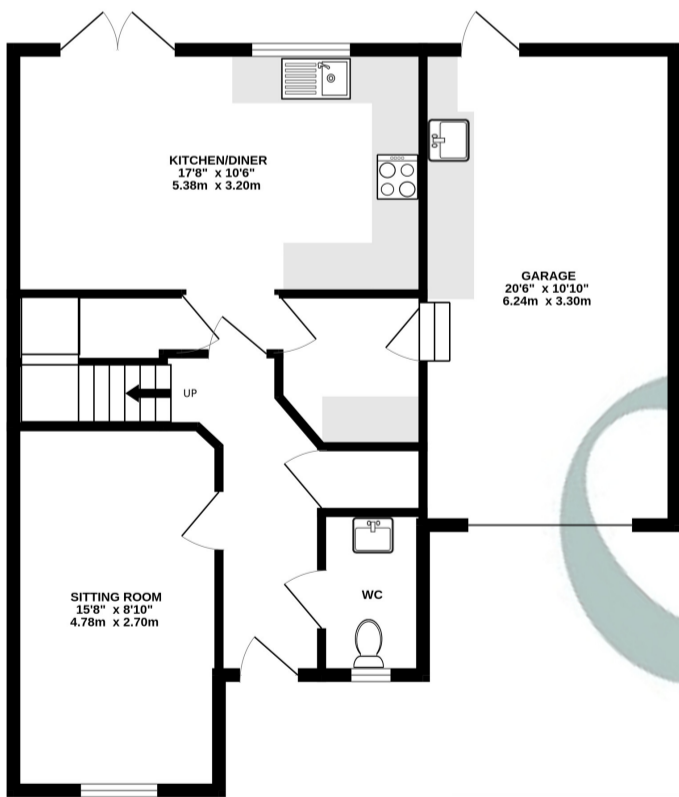
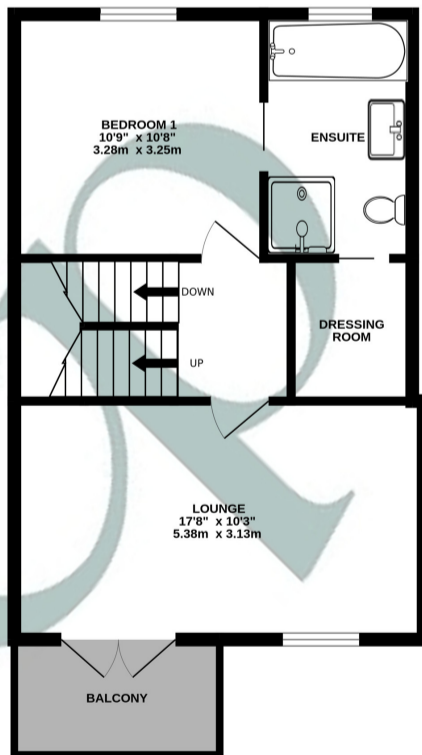




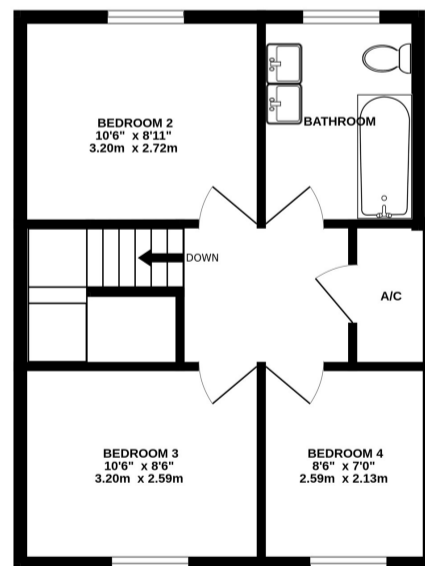
GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(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

Tucked away behind the tree-lined Alameda Walk on the very prestigious and gated Richardson Court is this sophisticated four bedroom town house, oozing class and only a short distance to the town centre.

- South facing, low maintenance rear garden.
- Four bedrooms and two bathrooms across three floors.
- Fully insulated, part converted garage providing a gym/utility space.
- Off-road parking for two cars plus visitors spaces.
- Short distance to the Amphill Town Centre and well regarded schools.

Ground Floor

Entrance Hall

UPVC entrance door, storage cupboard, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed sash window to the front, radiator.

Sitting Room

15' 8" x 8' 10" (4.78m x 2.69m) Double glazed sash window to the front, two radiators.

Kitchen/Diner

17' 8" x 10' 6" (5.38m x 3.20m) A range of base and wall mounted units with quartz work surfaces over, 1.5 basin countersunk stainless steel sink and drainer with mixer tap, integrated split-level ovens and gas hob with extractor over, integrated dishwasher, space for fridge freezer, under stairs cupboard, double glazed window and French doors to the rear, access to garage, full-height radiator.

First Floor

First Floor Landing

Stairs rising to second floor.

Lounge

17' 8" x 10' 3" (5.38m x 3.12m) French doors to the front opening on to the balcony, double glazed sash window to the front, two radiators.



Bedroom One

10' 9" x 10' 8" (3.28m x 3.25m) Double glazed sash window to the rear, radiator.

Ensuite

A suite comprising of a tiled bath and separate shower cubicle, low level WC, wash hand basin, double glazed window to the rear, access to dressing room.

Second Floor

Second Floor Landing

Airing cupboard housing hot water tank, access to loft.

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m) Double glazed sash window to the rear, radiator.

Bedroom Three

10' 6" x 8' 6" (3.20m x 2.59m) Double glazed sash window to the front, radiator.

Bedroom Four

8' 6" x 7' 0" (2.59m x 2.13m) Double glazed sash window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, double wash hand basins, low level WC, heated towel rail, double glazed window to the rear.

Outside

Rear Garden

A south facing rear garden with artificial lawn and patio seating area.

Garage

Integrated garage, insulated to provide potential for additional reception space, power and light, utility area with base and wall mounted units and space for a washing machine and tumble dryer.

Parking

Allocated off-road parking for 2 cars plus visitors spaces.

NB

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

