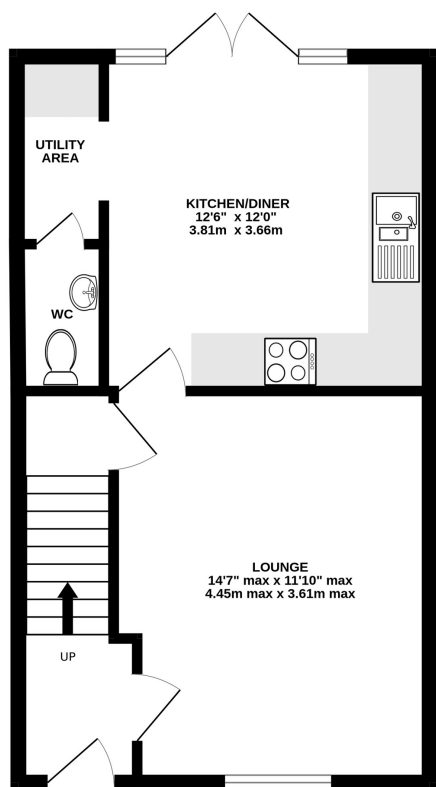
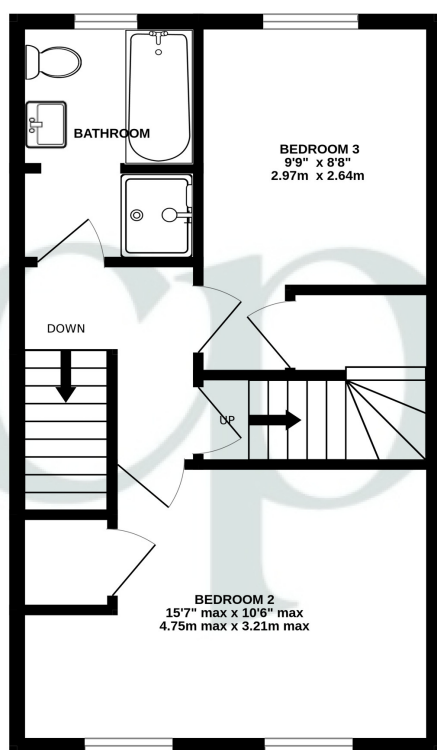




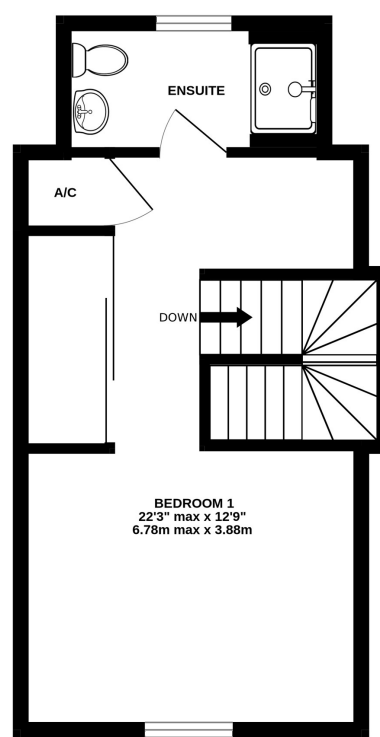
GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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			
(80+)	A		94
(61-79)	B	84	
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

country
properties

One of only a few examples of this house type on the whole Ampthill Chase development. It's stunning open-plan top floor with gallery landing and larger than average garden accessible via the kitchen/diner - a real must see for those looking for the best 3 bed town house on the estate!

- 3 double bedroom town house.
- Off-road parking for 2-3 cars plus visitor spaces.
- Management cost of circa £250 p/a.
- Three double bedrooms and two bathrooms across three floors.
- Amazing top floor main bedroom, open plan with the dressing area and gallery landing.
- Five years remaining on the builders guarantee.

Ground Floor

Entrance Hall

UPVC entrance hall to the front, radiator.

Lounge

Under stairs cupboard, double glazed window to the front with fitted shutters, radiator.

Kitchen/Diner

A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, split-level ovens and electric hob with extractor over, integrated fridge freezer and dishwasher, French doors opening to the rear garden, radiator.

Utility Area

A range of base and wall mounted units, integrated washing machine, gas boiler.

First Floor

Landing

Stairs rising to second floor.



Bedroom Two

Cupboard over stairs, two double glazed windows to the front, radiator.

Bedroom Three

Under stairs cupboard, double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear with fitted shutters.

Second Floor

Bedroom One

Fitted wardrobes, access to loft, airing cupboard housing hot water tank, double glazed window to the front, two radiators.

Ensuite

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

Outside

Rear Garden

A beautifully landscaped, south-facing rear garden with sleeper-lined raised beds, a shaped lawn area plus patio seating areas. There is also a useful storage shed.

Parking

Off-road parking for three 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.

