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Ashburnham Road AMPHILL
MK45 2RH

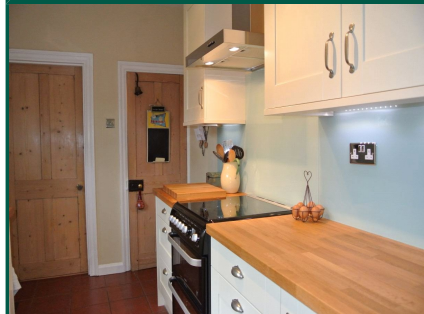
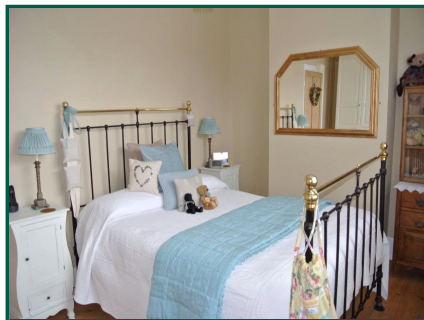
Quick reference 2781118

£355,000



A most impressive and beautifully presented period property in this prestigious and convenient location, retaining many character features.

- * Superb dual aspect reception room with dual fuel burner
- * Stylish re-fitted kitchen with laundry and cloakroom
- * Three bedrooms and delightful victorian style bathroom
- * Highly sought after location
- * Lovely established garden
- * Off street parking for 1 car



GROUND FLOOR

Porch

Steps and arched storm porch with front entrance door leading to:-

Entrance Hall

Oak flooring. Stairs to first floor. Radiator. Dado rail and stripped and waxed pine door to the:-

Lounge/ Dining room

25' x 10' (7.62m x 3.05m) Double glazed window to front with inset shutters. Oak flooring. Sash window to rear. The main focal point to the room is a delightful "Stovax" wood burner. 2 Radiators. Stripped and waxed pine door to:-

Kitchen

Barn style door to side with double glazed sash style window to side. Useful built in storage cupboard. Range of floor and wall mounted units and drawers with beech work surface over, incorporating double bowl ceramic sink unit by "Vileroy and Boch". Space for oven with extractor over. Tiled floor. Arch and step to :-

Utility Room

7' x 7' 1" (2.13m x 2.16m) Plumbing for automatic washing machine. Space for tumble dryer and fridge freezer. Floor and wall mounted units with beech work surface over. Wall mounted gas central heating boiler. Tiled floor. Door to :-

Cloakroom

Low level WC and pedestal wash hand basin. Tiled floor. Radiator.

FIRST FLOOR

Landing

Loft access. Stripped and waxed pine doors to all rooms.

Bedroom 1

14' 6" (into chimney breast) x 9' 7" (4.42m x 2.92m) Sash window to front with inset shutters. Exposed floor boards. Radiator.

Bedroom 2

12' 7" x 7' 10" (3.84m x 2.39m) Sash window to rear. Built in cupboards. Radiator.

Bedroom 3

8' 1" x 7' 2" (2.46m x 2.18m) Sash window to rear. Radiator.

Bathroom

Stylish white victorian style suite comprising of bath with mixer tap and shower attachment, wash hand basin with mixer tap. Low level WC with high wall mounted cistern. Tiled walls and floor. Downlighting. Heated wall mounted chrome effect towel rail. Opaque double glazed sash style window.

OUTSIDE

Front Garden

Parking space for 1 car.

Rear Garden

Good size garden laid mainly to lawn with block paved patios and flower borders. Second seating area at the end of the garden with two decked areas for barbeques etc. Gated side access. Tap. Fenced boundaries.

Directions

Leave town towards Dunstable Street and go straight on and at the second mini roundabout turn right into Station road and then left into Ashburnham Road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDOR.

Amphthill is a market town with Georgian centre. It has two Lower Schools and a Middle and Upper School in the town. Access to M1 at Junction 12 or 13 and mainline stations at Flitwick and Bedford (Thameslink - kings Cross)