



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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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Viewing by appointment only

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# A perfect family home! Nestled in the centre of the village, this detached property has four bedrooms and has so much to offer!

- Four double bedrooms and two bathrooms.
- Off-road parking plus carport and garage.
- South facing rear garden.
- Ideally located for Maulden's highly regarded lower school and village amenities.
- Scenic countryside walks close by.
- Further untapped potential STPP.

## Ground Floor

### Entrance Hall

Wooden entrance door, under stairs cupboard, two double glazed windows to the front, radiator.

### Cloakroom

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

### Sitting Room

14' 2" x 13' 0" (4.32m x 3.96m) French doors to the garden, double glazed windows to the side and rear, two radiators.

### Play Room

12' 11" x 10' 10" (3.94m x 3.30m) Double glazed windows to the front and side, radiator.

### Office

8' 7" x 7' 5" (2.62m x 2.26m) Double glazed window to the front, radiator.

### Kitchen/Diner

15' 11" x 11' 8" (4.85m x 3.56m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated split-level ovens and electric hob with extractor over, integrated microwave and dishwasher, space for American style fridge freezer, French doors to the garden, double glazed window to the rear, radiator, access to:



## Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for washing machine and tumble dryer, side door opening to the driveway, double glazed window to the side, radiator.

## First Floor

### Landing

Access to boarded loft with ladder - gas boiler located in the loft, airing cupboard housing hot water tank, double glazed window to the side.

### Bedroom One

16' 0" x 11' 8" (4.88m x 3.56m) Double glazed window to the rear, radiator.

### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the side, radiator.

### Bedroom Two

13' 0" x 11' 8" (3.96m x 3.56m) Double glazed window to the rear, radiator.

### Bedroom Three

12' 11" x 10' 11" (3.94m x 3.33m) Double glazed window to the front, radiator.

### Bedroom Four

16' 0" x 7' 6" (4.88m x 2.29m) Double glazed window to the front, radiator.

## Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, two double glazed windows to the side, radiator.

## Outside

### Rear Garden

A south facing rear garden, mainly laid to lawn with a patio seating area.

### Garage

Single garage with power and light, door to garden.

### Parking

Electrically gated shared driveway and carport providing off-road parking.

### Directions

Enter Maulden from Ampthill onto Snow Hill, continue onto Ampthill Road, 2a Church Road is on the corner of Church Road opposite Maulden Lower School.

