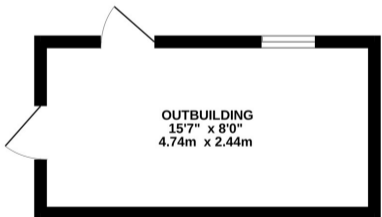
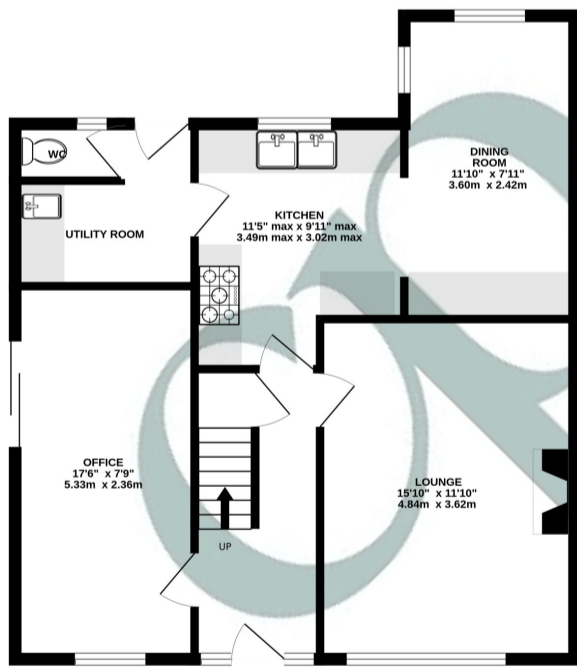




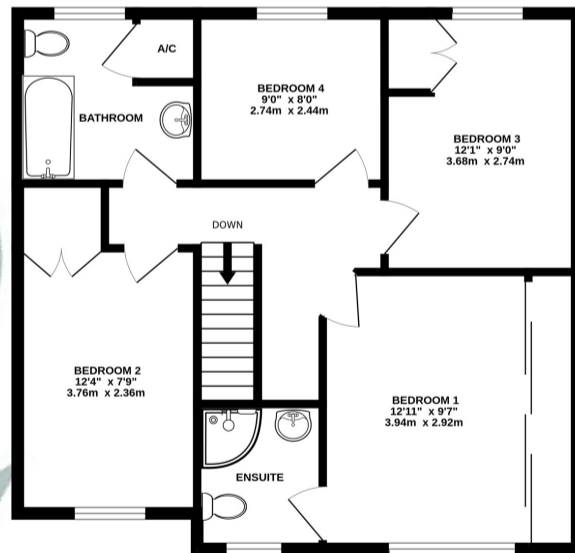
OUTBUILDING
124 sq.ft. (11.6 sq.m.) approx.



GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		72	84

TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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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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
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

A wonderfully proportioned four bedroom semi-detached home with all double bedrooms and multiple reception rooms, all centrally located amongst the highly regarded local schools.

- Four double bedrooms and two bathrooms.
- Private wrap-around garden.
- Block paved driveway and carport providing ample off-road parking.
- Open plan kitchen/diner with two further reception rooms.
- Close proximity to highly regarded local schools.
- Outbuilding providing additional reception space or storage.

Ground Floor

Entrance Hall

Composite entrance door and double glazed window to the front, stairs rising to first floor with cupboard under, radiator.

Cloakroom

A suite comprising of a low level WC with integrated sink in cistern, double glazed window to the rear.

Lounge

15' 10" x 11' 10" (4.83m x 3.61m) Chimney breast, double glazed window to the front, radiator.

Study

17' 6" x 7' 9" (5.33m x 2.36m) Sliding patio door to side garden/patio, built-in storage, double glazed window to the front, radiator.

Kitchen/Diner

Kitchen Area - 11' 5" x 9' 11" Max. (3.48m x 3.02m)

Dining Area - 11' 10" x 7' 11" (3.61m x 2.41m) A range of base and wall mounted units with work surfaces over, double Belfast sink with mixer tap, integrated Stoves gas topped range oven with extractor over, integrated microwave and fridge freezer, space for dishwasher, gas boiler, double glazed windows to the side and rear, radiator.



Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink with mixer tap, space for washing machine and tumble dryer, door to garden, radiator.

First Floor

Landing

Access to boarded loft with ladder.

Bedroom One

12' 11" x 9' 7" (3.94m x 2.92m) Fitted wardrobes, double glazed window to the front with shutters, radiator.

Ensuite

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

Bedroom Two

12' 4" x 7' 9" (3.76m x 2.36m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Three

12' 1" x 9' 0" (3.68m x 2.74m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Four

9' 0" x 8' 0" (2.74m x 2.44m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, back-lit vanity mirror, airing cupboard housing hot water tank, heated towel rail, double glazed window to the rear.

Outside

Garden

A wrap-around, sleeper-lined garden - mainly laid to lawn with patio and decked seating areas.

Parking

Block paved driveway and carport providing ample off-road parking.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. Take the fifth turning on the left into Glebe Road and Aragon Road is the second turning on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

