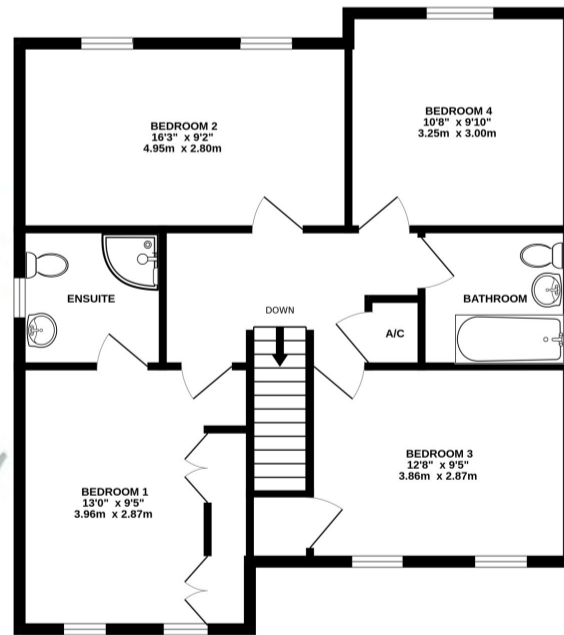
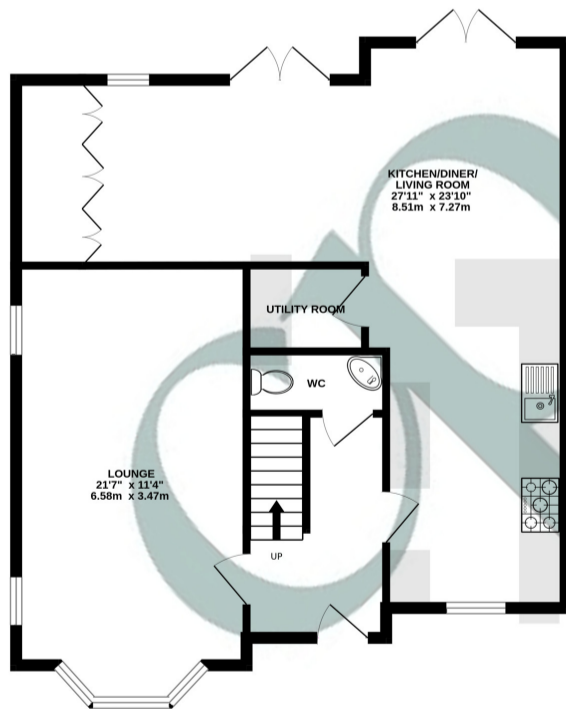
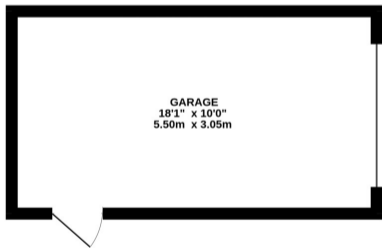




GARAGE  
180 sq.ft. (16.7 sq.m.) approx.

GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR  
748 sq.ft. (69.5 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		81	89
		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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.  
Made with Metropix ©2024

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](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



A perfect sized, semi-detached family home fit with four double bedrooms, gated parking and a garage, and a low maintenance south-facing garden - all set in a prime Maulden location, close to all local amenities and Ampthill town centre.

- Four double bedrooms and two bathrooms.
- Low maintenance south-facing rear garden.
- Highly regarded local school catchment.
- Short distance to local amenities and Ampthill town centre.
- Management company with associated costs for the gated driveway.
- Electric gated access to garage and parking to rear.

## GROUND FLOOR

### Entrance hall

Composite entrance door and double glazed window to the front, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

### Lounge

21' 7" x 11' 4" (6.58m x 3.45m) Double glazed bay window to the front with shutters, two double glazed windows to the side, radiator.

### Kitchen/Diner/Snug

27' 11" x 23' 10" (8.51m x 7.26m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated split level oven, gas hob with extractor over, integrated dishwasher and wine fridge, space for American style fridge freezer, gas boiler, two sets of French doors to the garden, fitted units with pull-out workspace, double glazed windows to the front and rear with shutters, radiator.

### Utility

A range of base and wall mounted units with work surfaces over, space for washing machine and tumble dryer.



## First Floor

### Landing

Airing cupboard housing hot water tank, access to loft.

### Bedroom One

13' 0" x 9' 5" (3.96m x 2.87m) 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 side.

### Bedroom Two

16' 3" x 9' 2" (4.95m x 2.79m) Two double glazed windows to the rear, radiator.

### Bedroom Three

12' 8" x 9' 5" (3.86m x 2.87m) Cupboard over the stairs, two double glazed windows to the front with shutters, radiator.

### Bedroom four

10' 8" x 9' 10" (3.25m x 3.00m) Double glazed window to the rear, radiator.

### Bathroom

A suite comprising of a panelled bath with rainfall shower over, low level WC, wash hand basin, lit inset shelving units, vertical radiator with towel rails.

## OUTSIDE

### Garden

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

### Garage

Single garage to the rear with power and light.

### Parking

Off-road parking for two cars to the rear via gated access.

### Directions

Enter Maulden from Ampthill into Snow Hill. The property is situated before the open green on the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

