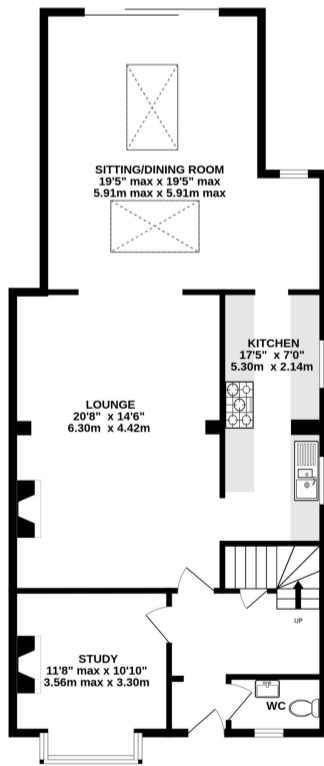
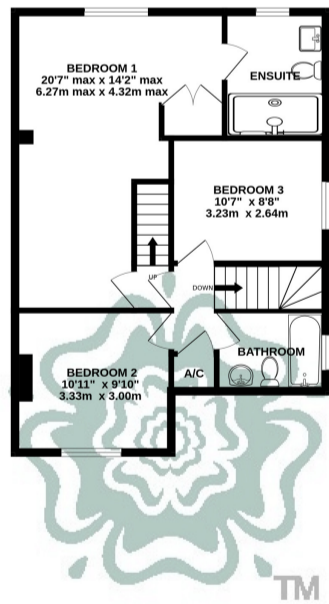




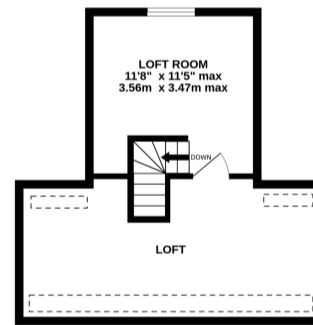
GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



2ND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 1924 sq.ft. (178.7 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			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	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: ampthill@country-properties.co.uk
www.country-properties.co.uk

A beautifully presented, character-filled, semi detached home in the heart of the charming village of Maulden, ideally located between all the villages local amenities.

- Family bathroom and ensuite.
- Beautifully presented with rear extension opening to south-facing rear garden.
- Highly regarded local schools.
- Off-road parking for three cars.
- Four double bedrooms.

Ground Floor

Entrance Hall

Composite entrance door to the front, cast iron style radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, low level WC, double glazed window to the front, cast iron style radiator.

Lounge

20' 8" x 14' 6" (6.30m x 4.42m) Feature fireplace, cast iron style radiator, opening to:

Dining/Sitting Room

Max. 19' 5" x 19' 5" (5.92m x 5.92m) Sliding patio doors to rear garden, two skylight windows, double glazed window to the rear, three cast iron style radiators.

Study

Max. 11' 8" x 10' 10" (3.56m x 3.30m) Feature fireplace, double glazed bay window to the front, radiator.

Kitchen

17' 5" x 7' 0" (5.31m x 2.13m) A range of base and wall mounted units with stone work surfaces over, countersunk stainless steel sink and drainer with mixer tap, space for Rangemaster oven, integrated dishwasher, space and plumbing for washing machine and tumble dryer, boiler, two double glazed windows to the side, cast iron style radiator.



First Floor

Landing

Airing cupboard housing hot water tank.

Bedroom One

Max. 20' 7" x 14' 2" (6.27m x 4.32m) Feature fireplace, wardrobe, double glazed window to the rear, two radiators.

Ensuite

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

Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m) Double glazed window to the front, radiator.

Bedroom Three

10' 7" x 8' 8" (3.23m x 2.64m) Double glazed window to the side, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Second Floor

Bedroom Four

Max. 11' 8" x 11' 5" (3.56m x 3.48m) Double glazed window to the rear, radiator.

Outside

Rear Garden

South facing garden, mainly laid to lawn with patio seating area and hard-standing area for sheds.

Parking

Block paved driveway providing off-road parking for up to 3 cars.

Directions

From the centre of Amptill head towards Maulden, go past Budgens and Gardeners Close and the property is on the right hand.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

