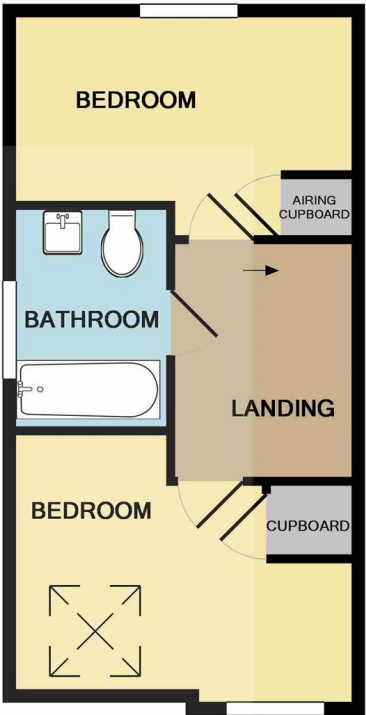
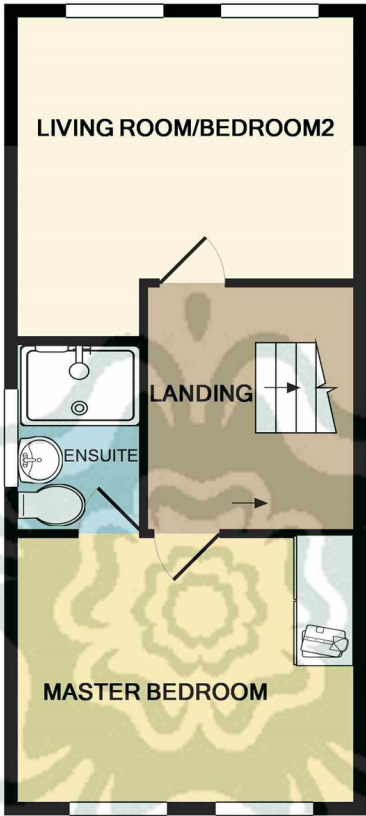
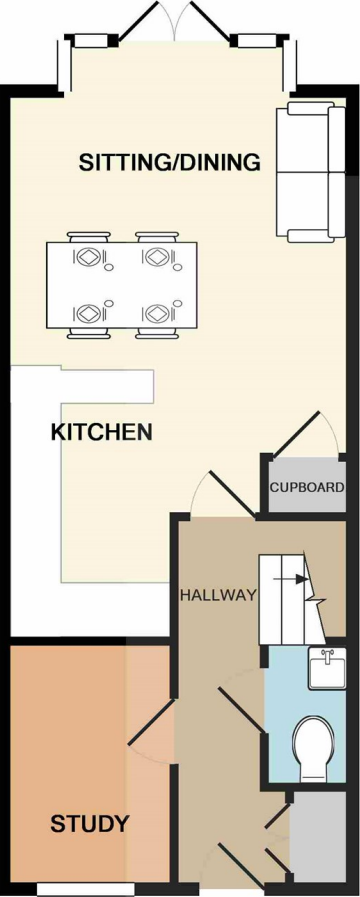


# Floor Plans



TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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138, Gold Furlong  
Marston Moretaine, Bedfordshire,  
MK43 0ED  
£339,995

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





With an open backdrop and just a short walk to Marston Vale Millennium Country Park - this three/four bedroom town house is really well presented throughout.

- Versitile accommodation to suit your needs - three/four bedrooms or two/three reception rooms
  - Smart modern kitchen & bathrooms throughout
  - Off road parking for several cars
- Ensuite master bedroom
  - Great commuter links and well regarded school catchments
  - Lovely garden with an open backdrop

Ground Floor

Entrance Hall

Entrance door to front, double cloaks cupboard, Amtico vinyl flooring, radiator.

Cloakroom

White suite comprising wash hand basin, low level WC, Amtico vinyl flooring, tiling to splashbacks, radiator.

Kitchen/Family Room

12' 8" > 9' 7" x 10' 1" (3.86m x 3.07m) A range of base and wall mounted units with work surfaces over, tiling to splashbacks, one and a half bowl sink drainer unit with mixer tap over, integrated gas hob and stainless steel hood, space for washing machine, Amtico vinyl flooring, oven, integrated fridge and freezer, integrated dishwasher.

Dining Area

12' 8" x 10' 0" (3.86m x 3.05m) Amtico vinyl flooring, French doors to garden, under stairs storage cupboard, radiator.

Study/Breakfast Room

Engineered wood flooring, double glazed window to front, radiator.

First Floor

Lounge/Bedroom Two

12' 8" x 11' 6" (3.86m x 3.51m) Two double glazed windows to rear, radiator.

Bedroom One

12' 8" x 10' 2" (3.86m x 3.10m) Engineered wood flooring, double fitted wardrobe, two double glazed windows to front, radiator.

Ensuite

A white suite comprising wash hand basin, shower cubicle, tiling to splashbacks, radiator, window to side.

Second Floor

Bedroom Three

12' 8" x 11' 3" (3.86m x 3.43m) Airing cupboard housing hot water tank, double glazed Velux window to rear, radiator.

Bedroom Four

12' 8" x 8' 4" (3.86m x 2.54m) Velux window to front, radiator, built in cupboard.

Bathroom

White suite comprising wash hand basin, low level WC, panelled bath, radiator, double glazed window to side, Amtico vinyl flooring.

Outside

Parking

Driveway for two/three cars.

Rear Garden

An Indian stone textured paved patio to the rear of the property leading onto an L shaped lawn area with flower and shrub borders. Fully enclosed with side access. Outside tap. Open views over wooded land.

Directions

From the center of Marston Moretaine opposite the post office proceed along Station Road. Take the third turning on the left towards The Millennium Park and then first left into Gold Furlong. no 138 is approximately 100m on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVE BY THE VENDORS

MARSTON MORETAINE – Is a large village on the A421 between Bedford and Milton Keynes. It has a population of about 8,000 and is served by Millbrook railway station, which is about a mile away on the Marston Vale Line. On the outskirts of the village sits the Forest Centre and Millennium Country Park in the heart of the Forest of Marston Vale. The village now has several shops, one public house, a doctor’s surgery and Indian restaurant and two Lower schools, across the main village and the adjoining hamlets of Upper Shelton and Lower Shelton.

