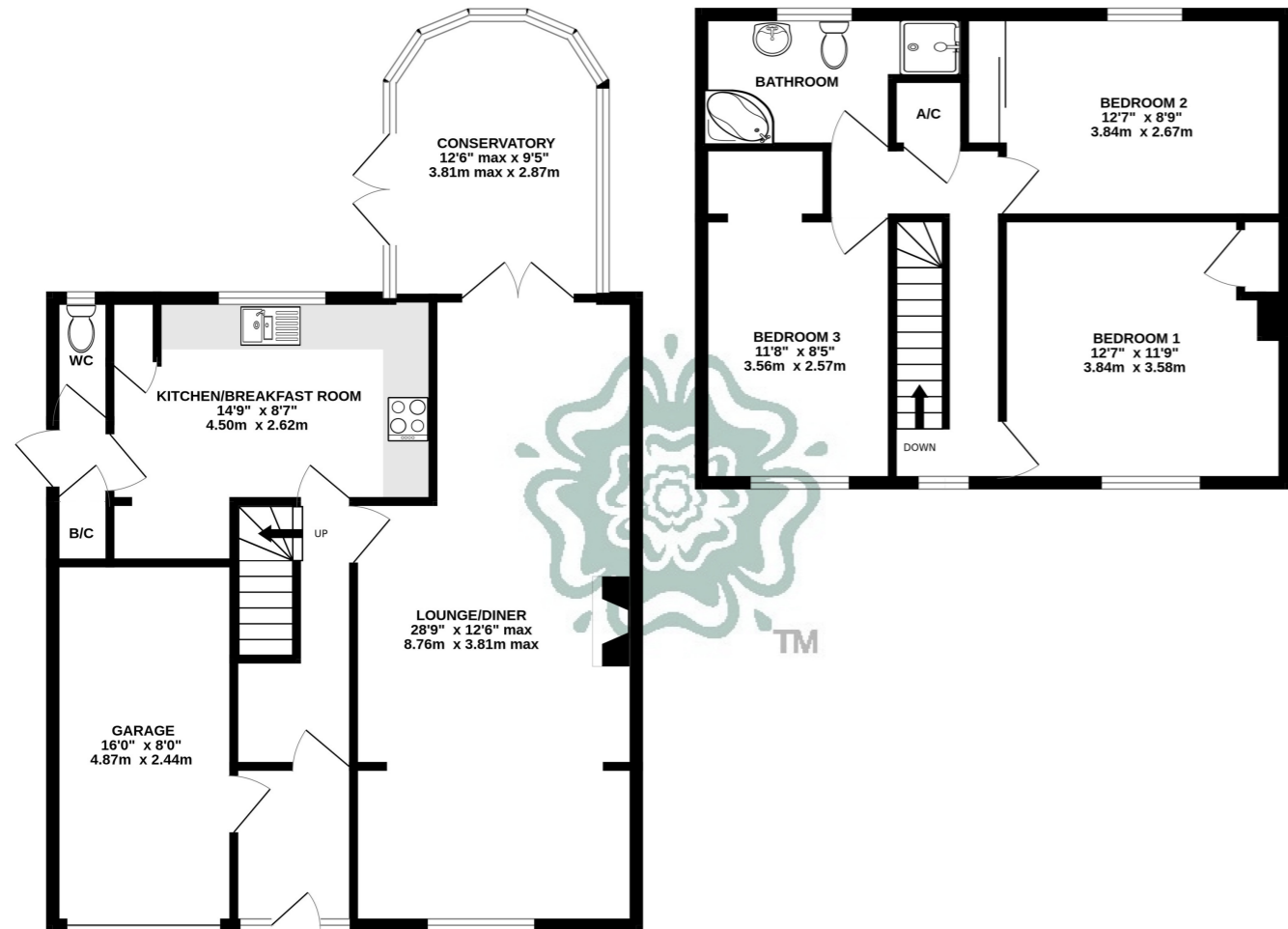


Floor Plans

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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85, Station Road

Amphill, Bedfordshire,
MK45 2RE

Offers in Excess of £650,000

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
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

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With woodland front and back, this wonderfully proportioned 3 bedroom detached house is perfectly located at the bottom of Station Road, close to all local schools and only a short distance into Ampt Hill's town centre via Cooper's Hill Nature Reserve. A real must see with a beautifully landscaped near 80 foot south-facing garden, off-road parking & a garage, this property really is one to grow old in.

- Driveway providing off-road parking for 2 cars with the potential for more.
- Integrated single garage.
- Beautiful woodlands views front and back.
- Three double bedrooms.
- Near 80 foot south facing garden.
- Short distance to all local schools and amenities.

Ground Floor

Entrance Porch

Composite entrance door and two double glazed windows to the front, door to garage.

Entrance Hall

Stairs rising to first floor, radiator.

Lounge/Diner

Max. 28' 9" x 12' 6" (8.76m x 3.81m) Gas feature fireplace, leaded light double glazed windows to the front and side, radiator, French doors into:

Conservatory

Max. 12' 6" x 9' 5" (3.81m x 2.87m) French doors opening to the rear garden.

Kitchen

14' 9" x 8' 7" (4.50m x 2.62m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, tiling to splashbacks, built-in oven and electric hob with extractor fan over, integrated fridge and dishwasher, space for washing machine, pantry cupboard, double glazed window to the rear, radiator.

Cloakroom

A suite comprising of a low level WC, double glazed window to the rear.

First Floor

Landing

Access to loft, airing cupboard, leaded light double glazed window to the front.

Bedroom One

12' 7" x 11' 9" (3.84m x 3.58m) Storage cupboard, leaded light double glazed window to the front, radiator.

Bedroom Two

12' 7" x 8' 9" (3.84m x 2.67m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Three

11' 8" x 8' 5" (3.56m x 2.57m) Leaded light double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled corner bath and separate shower cubicle, low level WC, wash hand basin, two heated towel rails, double glazed window to the rear.

Outside

Front Garden

Mainly laid to lawn with trees and shrubs.

Rear Garden

A beautifully manicured, landscaped, south-facing rear garden - backing on to woodland, mainly laid to lawn with patio seating area, mature trees and garden shed to remain.

Garage

Integral single garage with up and over door.

Parking

Driveway providing off-road parking for two cars.

Directions

From the centre of Ampt Hill take Dunstable Street towards Flitwick. Station Road is the third turning on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampt Hill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampt Hill also has a high concentration of public amenities, The local Upper School in Ampt Hill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampt Hill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampt Hill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

