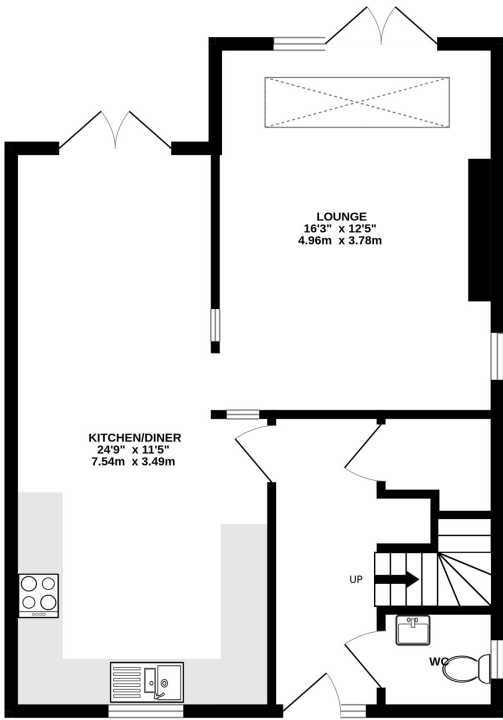
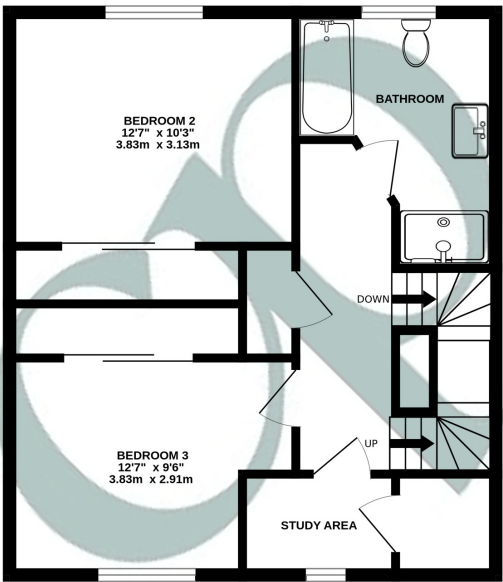




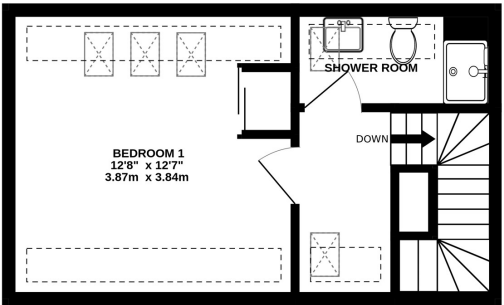
GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.

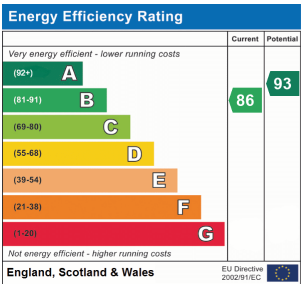


2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 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 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

Proudly sitting in the heart of the village of Maulden on the highly desirable Branksome Leys development, close to all the local amenities and the highly regarded lower school, this stunning 3 bedroom semi is perfect for any young family!

- Onward chain already in place.
- Three double bedrooms and two bathrooms.
- Open plan family living opening on to the garden.
- Off-road parking for 2 cars.
- Village centre location, close to all local amenities.
- Separate study area on first floor.

Ground Floor

Entrance Hall

Entrance door to the front, under stairs cupboard, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side, radiator.

Lounge

16' 3" x 12' 5" (4.95m x 3.78m) French doors opening to the rear, Skylight window and double glazed window to the side, radiator.

Kitchen/Diner

24' 9" x 11' 5" (7.54m x 3.48m) A range of base and wall mounted units with quartz work surfaces over, inset 1.5 basin stainless steel sink and drainer with mixer tap, French doors opening to the garden, space for additional drinks fridge, double glazed window to the side, radiator, integrated appliances to include - split level ovens and gas hob with extractor over, washer/dryer, fridge freezer, dishwasher, microwave.

First Floor

Landing

Stairs rising to 2nd floor, storage cupboard, radiator.

Bedroom Two

12' 7" x 10' 3" (3.84m x 3.12m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Three

12' 7" x 9' 6" (3.84m x 2.90m) Fitted wardrobes, double glazed window to the front, radiator.



Study Area

Storage cupboard with gas combi-boiler, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, back-lit mirror, heated towel rail, double glazed window to the rear.

Second Floor

Second Landing

Skylight window to the front.

Bedroom One

12' 8" x 12' 7" (3.86m x 3.84m) Fitted wardrobes, three Skylight windows to the rear, radiator.

Shower Room

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

Outside

Rear Garden

Large patio seating area and shaped lawn, raised shrub/flower beds, timber fencing and gate for side access.

Parking

Off-road parking for 2 cars.

