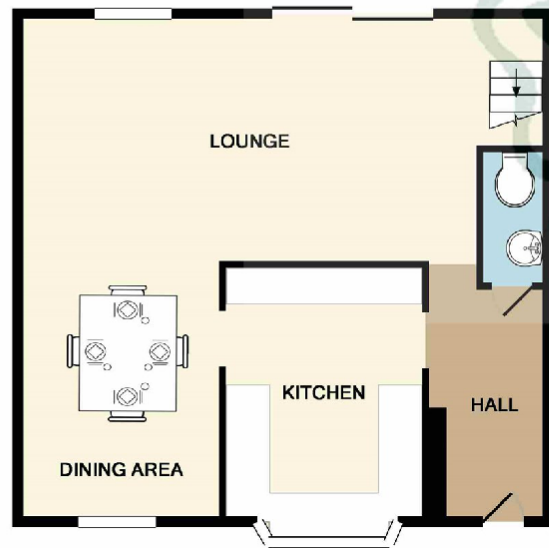


Floor Plans



1ST FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 1228 SQ.FT. (114.0 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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GROUND FLOOR
APPROX. FLOOR
AREA 713 SQ.FT.
(66.2 SQ.M.)

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.



38, Station Road

Amphill, Bedford,
MK45 2QP
£395,000

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

COUNTRY PROPERTIES
PART OF HUNTERS

Lovely presentation throughout. A credit to the owners. Including many improvements and a generous garden, a three bedroom family home.

- 23' lounge plus open plan dining area
- Improvements including modern flooring and heating etc.
- Good size gardens to front and rear
- Modern kitchen & refitted bathroom with shower cubicle
- Parking to the front and garage to the rear
- Super location for schools and a walk into town

Ground Floor

Entrance Hall

Entrance door to front, Oak engineered wood flooring, radiator.

Cloakroom

Wash hand basin, low level WC, part tiled walls, ceramic tiled flooring.

Lounge

23' 8" x 11' 3" (7.21m x 3.43m) Two radiators, double glazed patio door to rear, double glazed window to rear, gas feature real flame fireplace, Oak wood engineered wood flooring.

Dining Room

11' 7" x 9' 2" (3.53m x 2.79m) Oak engineered wood flooring, double glazed window to front, radiator.

Kitchen

11' 3" x 6' 8" (3.43m x 2.03m) Modern contemporary range of base and wall mounted units with work surface over, stainless steel sink drainer unit with mixer tap over, integrated electric oven, electric hob, matching hood, plumbing and space for slimline dishwasher, ceramic tiled flooring, double glazed bay window.

First Floor

Landing

Airing cupboard housing boiler.

Bedroom One

13' 6" x 11' 3" (4.11m x 3.43m) Double deep built in wardrobes, radiator, double glazed window to rear.

Bedroom Two

9' 4" x 9' 1" (2.84m x 2.77m) Double built in wardrobe, radiator, double glazed window to rear, loft hatch,

Bedroom Three

Double built in wardrobe, Double glazed window to front, radiator.

Bathroom

11' 3" x 6' 6" (3.43m x 1.98m) A modern refitted bathroom suite comprising of panelled bath, separate shower cubicle, wash hand basin, low level WC, part tiled walls, heated towel rail, two double glazed windows to front.

Outside

Front Garden

Mainly laid to lawn, established trees and bushes.

Rear Garden

A generous garden by todays standards. Text paved patio to the rear of the property. A sizeable lawn with undulating flower and shrubs, beds and borders. A variety of established and mature trees and bushes, astro turf play area to the rear. Fully established with gate to the garage area.

Garage

To the rear of the garden, door to garden.

Parking

To the front of the property, gravel parking for two cars.

Directions

From the town centre of Amptill take Dunstable Street towards Flitwick. Take the third right into Station Road, and number 38 is 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 8,000. A regular market has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops. 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. Amptill also has a high concentration of public amenities, The local Upper School in Amptill, Redborne School, is a very successful 13 - 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor's surgeries, fire & ambulance stations. Amptill 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. Amptill is twinned with Nissan Lez Enservne in France.

