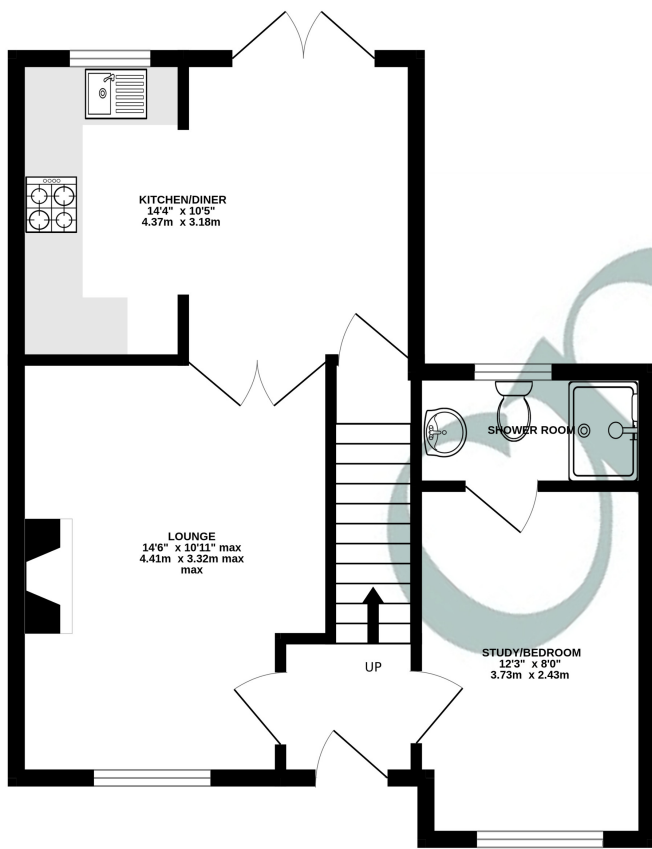




GROUND FLOOR  
467 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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

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



A very rare find, this three bedroom detached on the highly sought after Grange Park Estate, centrally located amongst all the local schools, benefits from a garage conversion creating a study/fourth bedroom and shower room.

- Three bedrooms on first floor and potential fourth bedroom on the ground floor.
- Ground floor shower room.
- Highly regarded local school catchments.
- Close proximity to allotments and Cooper's Hill Nature Reserve.
- Converted garage creating extra reception room.
- Off-road parking.

### Ground Floor

#### Entrance Hall

Wooden entrance door, radiator.

#### Lounge

Max. 14' 6" x 10' 11" (4.42m x 3.33m)  
Gas fireplace, double glazed leaded light window to the front with fitted shutters, radiator, double doors into:

#### Kitchen/Diner

14' 4" x 10' 5" (4.37m x 3.17m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for appliances, double glazed leaded light window and French doors to the rear, under stairs cupboard, radiator, boiler.

#### Study/Bedroom Four

12' 3" x 8' 0" (3.73m x 2.44m) Access to loft, double glazed window to the front with fitted shutters, radiator.

#### Shower Room

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



### First Floor

#### Landing

Access to loft, airing cupboard housing hot water tank.

#### Bedroom One

Max. 12' 3" x 8' 4" (3.73m x 2.54m)  
Fitted wardrobes and cupboard over stairs, two double glazed leaded light windows to the front, radiator.

#### Bedroom Two

9' 11" x 7' 0" (3.02m x 2.13m) Double glazed leaded light window to the rear, radiator.

#### Bedroom Three

7' 0" x 7' 0" (2.13m x 2.13m) Double glazed leaded light window to the rear, 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.

### Outside

#### Rear Garden

A north-facing, low maintenance mostly shingled garden with two sheds.

#### Parking

Driveway providing off-road parking.

#### Directions

From the centre of Ampthill follow Dunstable Street onto Flitwick Road. Tavistock Avenue is on the right hand side just before Redborne School.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

