

# Floor Plans

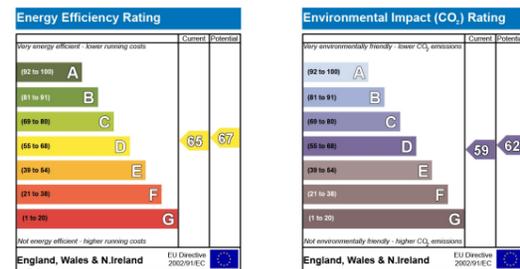


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## 48, Tavistock Avenue

Amphill, Bedfordshire,  
 MK45 2RY  
 £340,000



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

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# A well presented 3 Bedroom detached home situated on the popular Grange Park Development.

- Re-fitted white bathroom suite with P-shaped bath with mains shower over
- Useful 11ft conservatory with doors onto garden
- Just a short walk to well regarded Redborne, Firs Lower and Alameda Middle Schools
- Landscaped low maintenance rear garden with mature flower and shrub borders
- Kitchen/Diner with breakfast bar and integrated oven and hob
- Converted garage providing Reception 2

## Ground Floor

### Entrance Hall

Stairs to first floor. Oak flooring. Cloaks cupboard. Radiator. Door into reception 2 and Lounge.

### Cloakroom

Tiled splashbacks. Wash hand basin and low level wc. Extractor Fan.

### Lounge

14' 5" x 10' 10" (4.39m x 3.30m) Feature coal effect gas fire with wood surround and marble hearth. Oak flooring. Double doors into Kitchen. Radiator. Leaded light double glazed window to front.

### Reception 2

12' 4" x 8' 3" (3.76m x 2.51m) Wood effect flooring. Door into cloakroom and door into cupboard with plumbing and space for washing machine. Loft access. Electric storage heater. Double glazed leaded light window to front.

### Kitchen/Diner

A range of solid oak wall and base units with roll edge work surfaces over. Coloured 1.5 sink unit with mixer taps over. Built in oven with gas hob and extractor hood over. Tiled flooring in kitchen. Oak flooring in Diner. Space and plumbing for dishwasher. Under stairs storage cupboard. Multi pane double doors into conservatory. 2 wall lights. Radiator. Double glazed window to rear.

### Conservatory

11' 6" x 8' 6" (3.51m x 2.59m) Victorian style on brick base. Door into rear garden.

## First Floor

### Landing

Airing cupboard with hot water tank and shelves. Loft access.

### Bedroom One

12' 3" x 8' 4" (3.73m x 2.54m) Bulk head storage cupboard. Built in wardrobe with mirrored doors. Radiator. 2 leaded light windows to front.

### Bedroom Two

9' 11" x 7' 9" (3.02m x 2.36m) Radiator. Double glazed window to rear.

### Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m) Radiator. Double glazed window to rear.

### Bathroom

Re-fitted white suite with p-shaped panelled bath, with side screen and mains shower over, wash hand basin and low level wc. Wood effect flooring. Splashback tiling. Heated towel rail. Double glazed window to side.

## Outside

### Front Garden

Paved to provide off road parking. Hedge screening.

### Rear Garden

Paved to provide low maintenance. Mature well stocked established flower and shrub borders. Shed. Timber decked patio. Gated access to front.

### Directions

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

