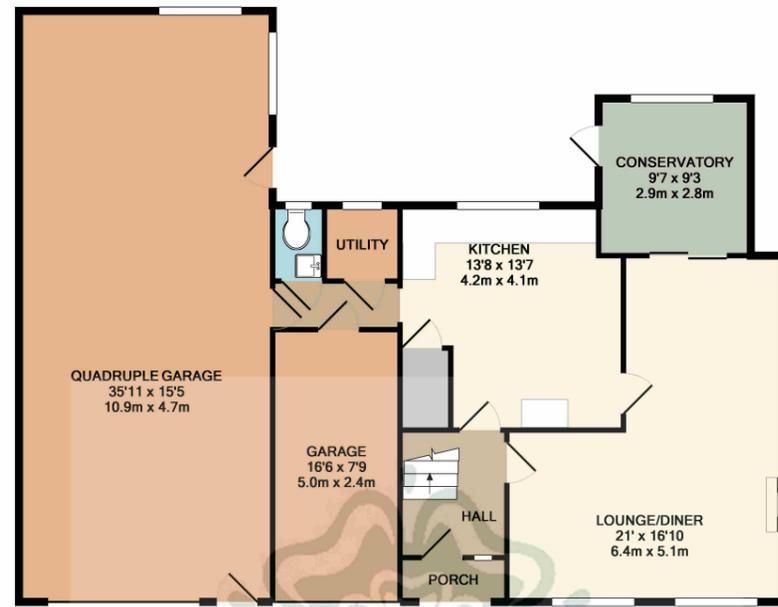


# Floor Plans



GROUND FLOOR  
APPROX. FLOOR  
AREA 1356 SQ.FT.  
(125.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 572 SQ.FT.  
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1927 SQ.FT. (179.1 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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## 38, Grange Road

Amphill, Bedfordshire,  
MK45 2PA  
Guide Price £500,000

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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Explore the potential of this semi detached property that sits within a large plot towards the end of a popular no-through road. Offered for sale by informal tender - refer to notes for viewing arrangements.

- Lots of potential to extend (STPP).
- In need of updating - one to make your mark on.
- Garaging for multiple cars and off-road parking for several too.
- No onward chain.
- Walking distance to Redborne, Alameda and Firs schools.
- Deceptively large garden with central fence line.

## Ground Floor

### Entrance Porch

Courtesy light.

### Entrance Hall

Entrance door to front, stairs rising to first floor, double glazed window to front, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, part tiled, double glazed window to rear.

### Lounge/Diner

21' 0" x 16' 10" (6.40m x 5.13m) 'L' shaped lounge, double doors to conservatory, double glazed window to front, radiator.

### Kitchen

13' 8" x 13' 7" (4.17m x 4.14m) A range of pine base and wall mounted with work surfaces over, space for appliances, stainless steel double sink and drainer, under stairs cupboard, double glazed window to rear, radiator.

### Utility

Space for washing machine and additional appliances, double glazed window to rear.

### Conservatory

9' 7" x 9' 3" (2.92m x 2.82m) Timber construction, power and light, Parquet flooring, door to garden.

## First Floor

### Landing

Access to loft, double glazed window to rear, radiator.

### Bedroom One

17' 4" x 10' 5" (5.28m x 3.17m) Walk-in dressing room, built-in cupboard, double glazed windows to front and side, radiator.

### Bedroom Two

10' 4" x 10' 3" (3.15m x 3.12m) Fitted wardrobe and drawers, double glazed window to front, radiator.

### Bedroom Three

10' 5" x 8' 4" (3.17m x 2.54m) Double glazed window to rear, radiator.

### Bathroom

A suite comprising of a panelled bath with shower mixer attachment, wash hand basin, separate shower cubicle, double glazed window to rear, heated towel rail.

### WC

Low level WC, double glazed window to rear.

## Outside

### Quadruple and Single Garages

Quadruple Garage - 35' 11" x 15' 5" (10.95m x 4.70m)

Single Garage - 16' 6" x 7' 9" (5.03m x 2.36m)

Power and light, door to garden, electric up and over doors, windows to rear.

### Parking

Off-road driveway parking for several vehicles.

### Front Garden

Mainly laid to lawn with well stocked shrub borders and bushes.

### Rear Garden

Deceptive space as the garden extends beyond the fence line. Mostly lawn with mature shrubs. Almost half of the garden was previously divided for a vegetable plot. Look beyond the first fence line for the additional part of the garden.

## Viewing Arrangements

### Agents Note

Please note that viewings are by open house arrangements. The final day for offers to be submitted is Tuesday 18th June by 12pm.

### OPEN HOUSE DAYS/TIMES -

Sunday 26th May - 11:00am - 11:45am

Saturday 1st June - 1:00pm - 1:45pm

Wednesday 5th June - 5:00pm - 5:45pm

Saturday 8th June - 1:00pm - 1:45pm

Saturday 15th June - 1:00pm - 1:45pm

BIDS IN - 18th June - 12:00pm

### Directions

From the centre of Ampt Hill, proceed along Dunstable Street towards Flitwick. Grange Road is the fifth right turn, follow the road to the end and turn left, number 38 is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

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.

