

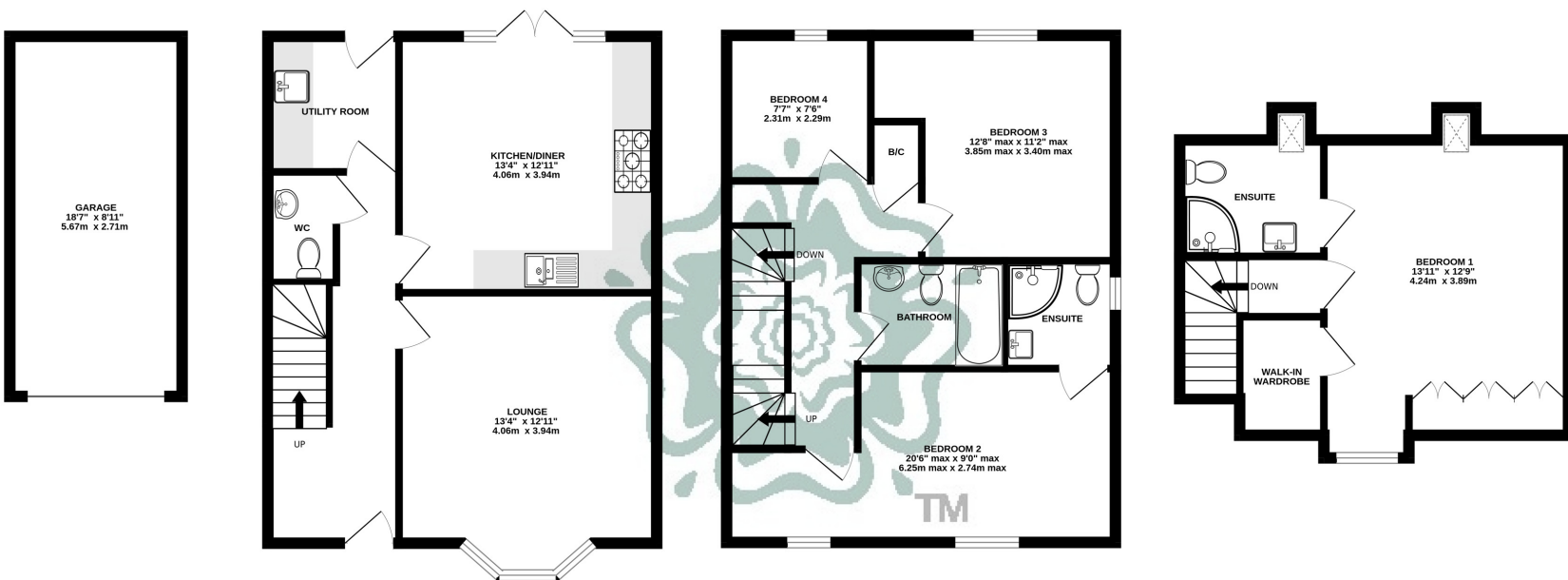


GARAGE
165 sq.ft. (15.4 sq.m.) approx.

GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.

2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	79	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TOTAL FLOOR AREA : 1537 sq.ft. (142.7 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

Viewing by appointment only

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A real 'must view'. A wonderfully well proportioned four bedroom town house, located in a cul de sac just off of the highly sought after Station Road and a stone's throw from The Firs Nature Reserve, only a short distance to local schools.

- Four bedrooms, three of which are generous doubles.
- Separate ground floor utility room.
- Garage and off-road parking.
- Short distance to The Firs Nature Reserve and schools.
- Three bathrooms.
- Circa £360 per annum service charge.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

13' 4" x 12' 11" (4.06m x 3.94m) Double glazed bay window to the front, radiator.

Kitchen/Diner

13' 4" x 12' 11" (4.06m x 3.94m) A range of base and wall mounted units with quartz work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated Range cooker with extractor over, integrated fridge freezer and dishwasher, French doors to the garden, double glazed window to the rear, radiator.

Utility

Space for appliances, door to the rear.

First Floor

Landing

Cupboard housing boiler, stairs rising to second floor.

Bedroom Two

Max. 20' 6" x 9' 0" (6.25m x 2.74m) Two double glazed windows to the front, radiator.



Ensuite Two

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

Bedroom Three

Max. 12' 8" x 11' 2" (3.86m x 3.40m) Double glazed window to the rear, radiator.

Bedroom Four

7' 7" x 7' 6" (2.31m x 2.29m) Double glazed 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.

Second Floor

Bedroom One

13' 11" x 12' 9" (4.24m x 3.89m) Fitted walk-in wardrobes, Skylight window to the rear, double glazed window to the front, access to loft, radiator.

Ensuite One

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

Outside

Rear Garden

A west facing garden, mainly laid to lawn with patio seating area, rear access.

Garage

18' 7" x 8' 11" (5.66m x 2.72m) Single garage with up and over door.

Directions

From the centre of Amptill, take Dunstable Street towards Flitwick. At the second mini roundabout turn right into Station Road and follow down to the bottom of the road, Folders Gate is a modern development on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

