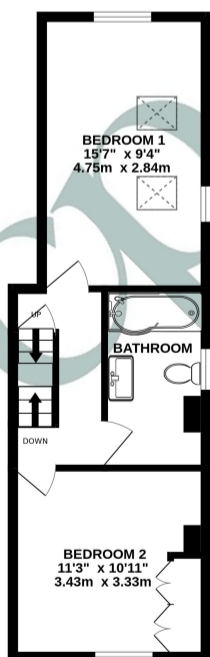




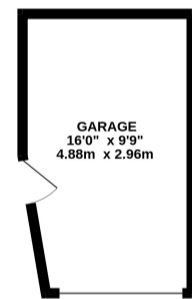
GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



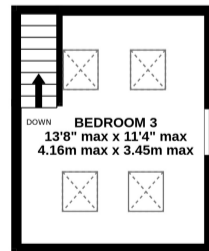
1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



GARAGE
150 sq.ft. (14.0 sq.m.) approx.



2ND FLOOR
151 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(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

An absolutely stunning blend of contemporary and character features in this recently extended, Victorian semi-detached home – off-road parking and a garage, circa 90ft garden with beautiful views and three double bedrooms make this a real box-ticker!

- Recently extended to provide additional ground and first floor space.
- Garage and off-road parking.
- High specification and character features throughout.
- Located in the heart of George Street in Maulden historic conservation area.
- Short distance to all local amenities and highly regarded local school.
- Three double bedrooms across first and second floors.
- Beautifully presented circa 90ft garden with immediate access to The Greensand Ridge and woodland walks.

Ground Floor

Lounge

Max. 21' 1" x 11' 1" (6.43m x 3.38m)
Entrance door to the front, feature fireplace with multi-fuel burner, fitted units in alcoves, under stairs cupboard, double glazed windows to the front and side, radiator.

Kitchen/Diner

18' 3" x 9' 5" (5.56m x 2.87m) A range of base and wall mounted units with quartz work surfaces over, double Belfast sink with boiling water mixer tap, integrated dishwasher and fridge freezer, space for Range cooker, wet underfloor heating, French doors opening to the garden, double glazed window and stable door to the side, roof lantern.



Utility/Shower Room

Shower cubicle, wash hand basin, low level WC, fitted units with space for washing machine and tumble dryer, wet underfloor heating, combi-boiler.

First Floor

Bedroom One

15' 7" x 9' 4" (4.75m x 2.84m) Double glazed windows to the side and rear, two Skylight windows, radiator.

Bedroom Two

11' 3" x 10' 11" (3.43m x 3.33m) Fitted wardrobes, double glazed window to the front, radiator.

Bathroom

A suite comprising of a L-shaped panelled bath with shower over, low level WC, wash hand basin, back-lit mirror, heated towel rail, double glazed window to the side.

Second Floor

Bedroom Three

Max. 13' 8" x 11' 4" (4.17m x 3.45m) Double glazed window to the side and four Skylight windows, access to boarded loft with ladder, radiator.

Outside

Rear Garden

A landscaped rear garden overlooking the Greensand Ridge, mainly laid to lawn with patio seating areas and a bark play area.

Garage

Single Garage, up and over door, power and light, door to garden.

Parking

Gravelled driveway providing off-road parking.

Directions

Entering Maulden from Ampthill along Ampthill Road, George Street is on your left hand side before Budgens. Follow the road around and number 44 is on your left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

