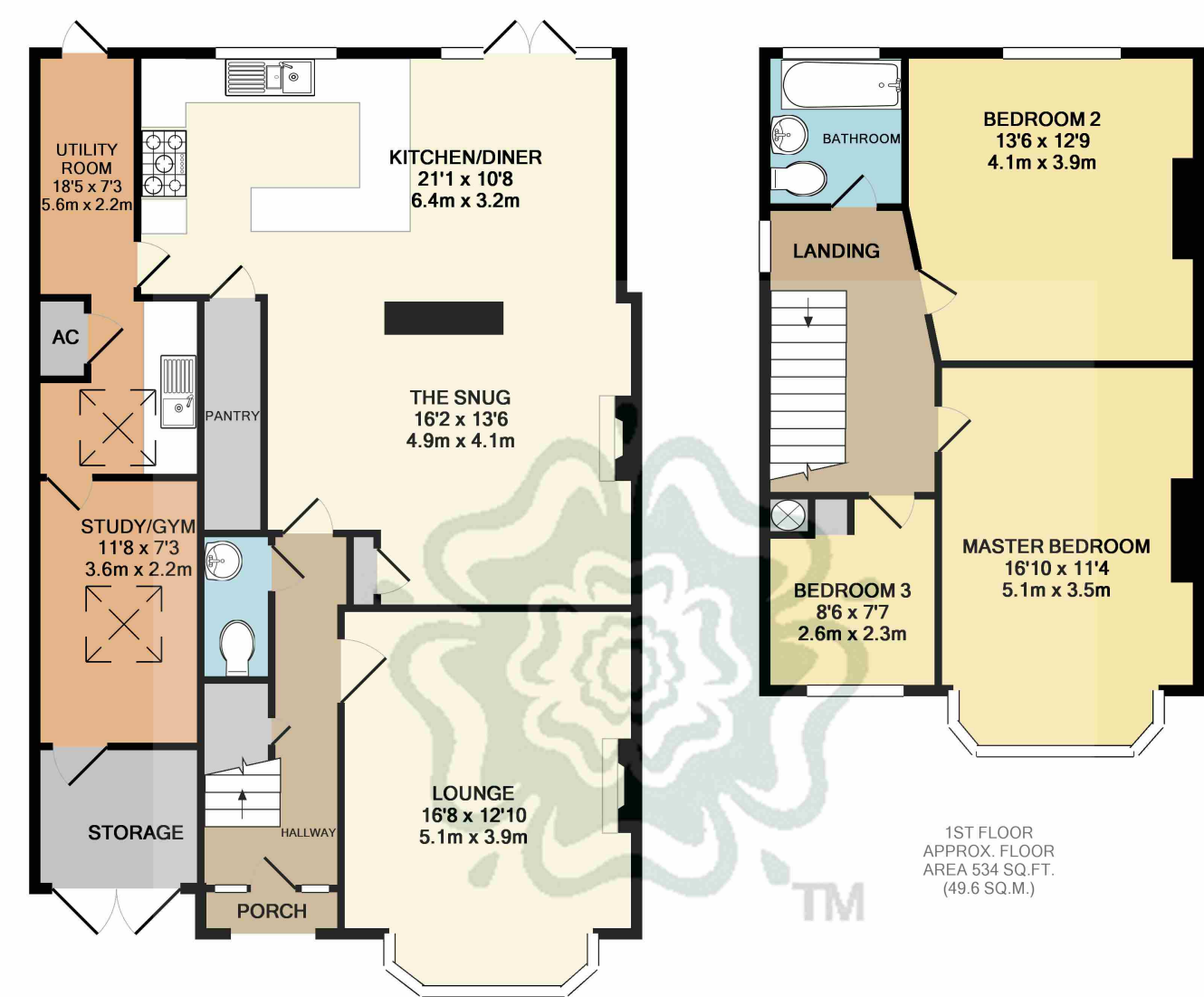


# Floor Plans



GROUND FLOOR  
APPROX. FLOOR  
AREA 993 SQ.FT.  
(92.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 534 SQ.FT.  
(49.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1527 SQ.FT. (141.8 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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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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## 53, Bedford Street

Amphill, Bedfordshire,  
MK45 2EX  
£575,000





An extended 1930's family home benefiting from a wooded outlook to the front, with paddocks and woodland to the rear. A super location just a four minute walk to Ampthill town centre.

- Bay fronted lounge and master bedroom.
- Rear garden with patio and seating areas with open views to woods and paddocks.
- Some original features including tall ceilings, fireplaces and picture rails.
- Three bedrooms and versatile reception rooms including lounge, snug, dining area and office/gym.
- Off-road block paved parking for three cars.
- Stylish refitted kitchen in November 2020.

## Ground Floor

### Entrance Hall

Original timber entrance door to front with side light leaded stained windows, picture rails, ceramic tiled flooring, under stairs shoe cupboard, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, ceramic tiled flooring.

### Lounge

16' 1" into bay x 12' 9" (4.90m x 3.89m) Art deco real open fire place, picture rail, double glazed bay window to front, radiator.

### Snug

16' 3" x 12' 4" (4.95m x 3.76m) Full height brick fireplace with inset multi-fuel burning stove, Travertine flooring, built-in cupboard, radiator.

### Kitchen/Diner

21' 7" x 10' 8" (6.58m x 3.25m) A range of charcoal units with soft closing doors/drawers and faux concrete work surfaces, 1.5 basin ceramic sink with mixer tap, tiling to splashbacks, integrated wine chiller, space for Range cooker with extractor fan over, space for dishwasher, travertine flooring, space for dining table, double glazed window and French door to the rear.

### Pantry

9' 9" x 2' 7" (2.97m x 0.79m) Walk in pantry with shelving, power and light, space for appliances, sliding door.

### Utility

11' 1" x 4' 8" (3.38m x 1.42m) + 7' 2" x 7' 1" (2.18m x 2.16m) Base and wall mounted units with work surfaces over, tiling to splashbacks, stainless steel sink and drainer, space for appliances, Travertine flooring, space and plumbing for washing machine, Velux window, door to garden, door to gym/office, airing cupboard housing gas boiler.

### Office/Gym

11' 8" x 7' 2" (3.56m x 2.18m) Travertine flooring, Velux window, door to garage/storage, radiator.

## First Floor

### Landing

Stairs from first floor, double glazed window to side, picture rail.

### Bedroom One

17' 1" into bay x 11' 3" (5.21m x 3.43m) Picture rail, access to loft with drop down ladder, double glazed bay window to front, two radiators.

### Bedroom Two

13' 3" max x 12' 4" (4.04m x 3.76m) Recess hanging space, double glazed window to rear, radiator.

### Bedroom Three

8' 4" x 7' 9" (2.54m x 2.36m) Airing cupboard housing hot water tank, built-in hanging space, double glazed window to front, radiator.

### Bathroom

A suite comprising of a panelled bath with power shower over, wash hand basin, low level WC, fully tiled throughout, heated towel rail, double glazed window to rear.

## Outside

### Parking

Block paved parking for three cars.

### Store/Garage

8' 2" x 6' 3" (2.49m x 1.91m) For storage (not large enough for parking a vehicle inside), door into gym/office, double barn style doors to front, power and light.

### Rear Garden

To the rear of the house there is a 30' wide paved patio area with steps up to the lawn area, there is a pergola paved seating area and further timber seating areas, outside lights and tap, shed, established shrubs, bushes and trees backing on to the paddock, brick log store, fully enclosed.

### Directions

From the centre of Ampthill, take Bedford Street. Number 53 is past Waitrose on the right hand side opposite the woods.

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. Ampthill 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. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor’s surgeries, fire & ambulance stations. Ampthill 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. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

