

A lovely sized three bedroom semi-detached property with a south-facing tiered garden, close to well regarded local schools.

- Three double bedrooms.
- Short distance to high regarded local schools and village amenities.
- No onward chain.
- South facing tiered garden.
- Off-road parking for 2 cars.
- Space to extend STPP.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs rising to first floor.

Cloakroom (un-plumbed)

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

Lounge

Open chimney breast suitable for log burner, lead-light double glazed window to the front, radiator.

Kitchen/Diner

A range of base and wall mounted units with work surfaces over, integrated split level oven, gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, under stairs storage, double doors to conservatory, double glazed windows to the front and rear.

Conservatory

Sliding patio door to garden, radiator.

First Floor

Landing

Access to loft.

Bedroom One

Lead-light double glazed window to the front, radiator.

Bedroom Two

Lead-light double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, wash hand basin, low level WC, double glazed window to the rear.

Outside

Front Garden

A low walled patio front garden with established bushes.

Rear Garden

South facing tiered garden, mainly laid to lawn with patio seating area and large shed.

Parking

Concrete driveway parking to the side of the property for 2 cars with a brick-built outbuilding to the rear.

Directions

From the centre of Amphill take Dunstable Street towards Flitwick. Turn right into Station Road at the second mini roundabout. Take the third left into The Crescent.

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. Amphill 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. Amphill also has a high concentration of public amenities, The local Upper School in Amphill, 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. Amphill 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. Amphill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

