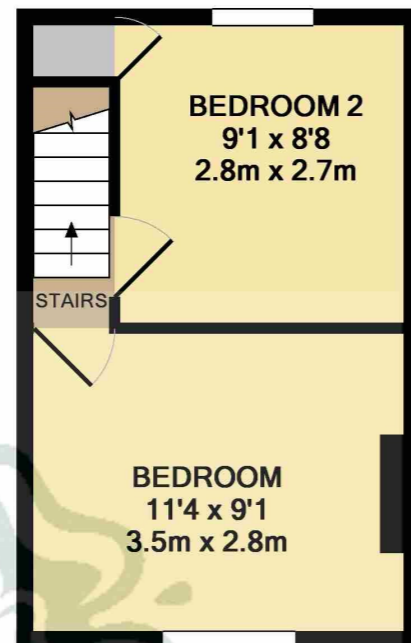
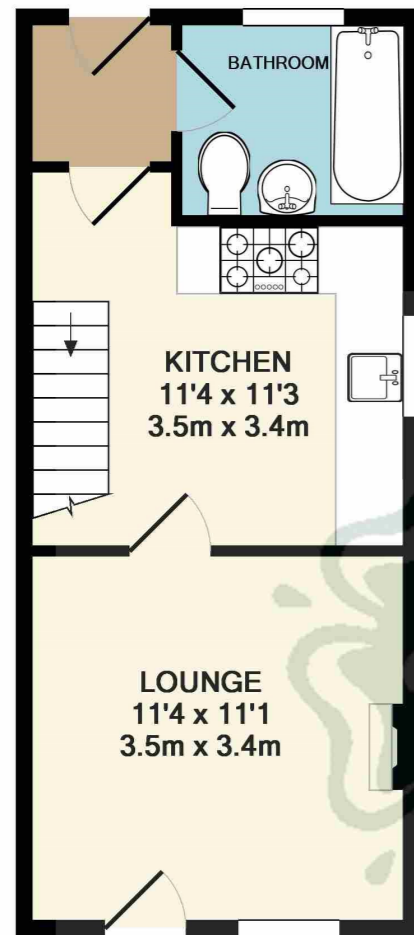


# Floor Plans

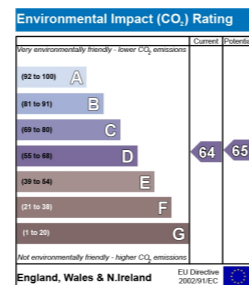
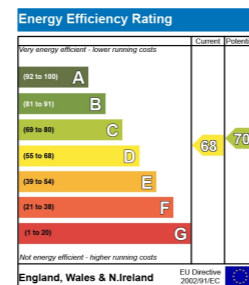


1ST FLOOR  
APPROX. FLOOR  
AREA 203 SQ.FT.  
(18.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 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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## 54, The Brache

Maulden, Bedfordshire,  
MK45 2DS  
£239,995

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: ampthill@country-properties.co.uk  
www.country-properties.co.uk

**COUNTRY PROPERTIES**  
PART OF HUNTERS

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PART OF HUNTERS

# A two bedroom period property, just a short walk from the park with the benefit of a garage and off road parking.

- Well regarded local schools and great commuter access
- Modern kitchen and bathroom also lounge with Karndean flooring
- Enclosed rear garden with garage and parking to rear
- Useful outbuilding with power, light & plumbing
- Well presented throughout, likely rental income circa £800PCM
- Double Glazing And Gas Central Heating

## Ground Floor

### Lounge

11' 4" x 11' 1" (3.45m x 3.38m) Feature brick built fireplace, TV point, exposed beams, English wood Karndean flooring, built in shelving to recess, radiator, double glazed bow window to front.

### Kitchen

11' 3" x 9' 8" (3.43m x 2.95m) A range of base and wall mounted high gloss units with wooden work surfaces over, incorporated butler sink with mixer tap over, fitted Belling stainless steel oven with 5 ring gas hob, stainless steel extractor hood over, space and plumbing for slimline dishwasher, ceramic tiled floor, space for upright fridge/freezer, exposed ceiling beams, stairs rising to first floor, double glazed window to side, radiator.

### Inner Lobby

Tiled floor, multi-pane door to rear garden and to outbuilding.

### Ground Floor Bathroom

A white suite comprising of a panelled bath with shower attachment over, wash hand basin, low level WC, fully tiled walls, ceramic tiled flooring, ceiling downlighters, heated towel rail, double glazed window to rear.

## First Floor

### Landing

Access to loft.

### Bedroom 1

11' 6" x 9' 1" (3.51m x 2.77m) Double glazed window to front, radiator.

### Bedroom 2

9' x 8' 7" (2.74m x 2.62m) Over stairs storage cupboard housing wall mounted gas combination boiler serving central heating and domestic hot water, radiator, double glazed window to rear.

## Outside

### Outbuilding

9'6" x 9'0" Space and plumbing for automatic washing machine, power & light.

### Rear Garden

Paved rear garden with gated access for parking leading to the garage, outside tap and courtesy lighting.

### Garage

Single garage with up & over door, power and light.

### Parking

Communal driveway to rear providing off road general parking

## Directions

Entering Maulden from Amptill, take the second turning on the left into The Brache. No.54 is approximately 250m on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village, and The Dog and Badger). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Amptill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks.

