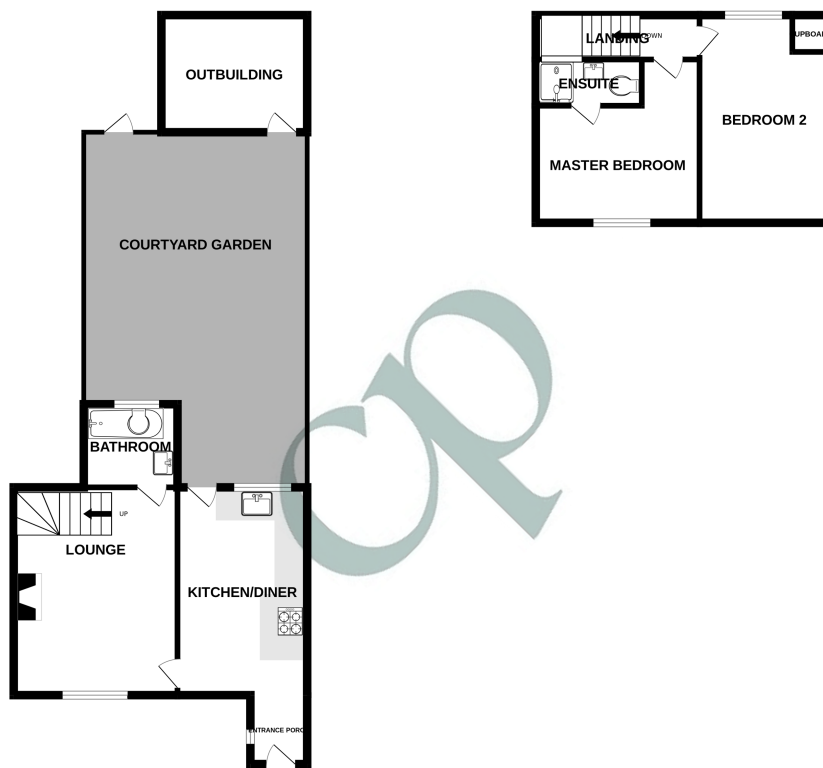




GROUND FLOOR

1ST FLOOR



SANDHILL - MILLBROOK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Viewing by appointment only

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A beautiful ex-Duke of Bedford period cottage with two double bedrooms, off-road parking and a generous front garden creating potential for additional parking.

- Lounge with feature fireplace.
- Recently replaced boiler and consumer unit.
- Master bedroom with en-suite shower room.
- Ground floor bathroom with roll top bath.
- Rear courtyard garden with brick-built outbuilding.
- Central heating provided by LPG gas tanks.

#### First Floor

##### Entrance Porch

Oak entrance door to the front, window to the side, opening into:

##### Kitchen/Diner

14' 5" x 8' 11" (4.39m x 2.72m) A range of base and wall mounted units with wooden work surfaces over, sink and drainer with mixer tap, double oven with five ring gas hob and extractor fan over, integrated dishwasher and washing machine, radiator, stable door and window to the rear.

##### Lounge

14' 5" x 11' 4" (4.39m x 3.45m) Cast iron feature fireplace, oak flooring, stairs rising to first floor, window to the front, radiator, latch door to:

##### Bathroom

A suite comprising of a roll-top bath, low level WC, wash hand basin, window to the rear, Travertine tiled flooring with underfloor heating.



#### First Floor

##### Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m) Vaulted ceiling, oak panelled flooring, access to loft, window to the front, radiator.

##### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, Travertine tiled flooring.

##### Bedroom Two

14' 6" x 9' 0" (4.42m x 2.74m) Built-in airing cupboard housing boiler, window to the rear, radiator.

##### Outside

##### Outbuilding

15' 1" x 8' 2" (4.60m x 2.49m) Brick built with power and light.

##### Front Garden

A generous front garden with various sleeper-lined shrub/flower beds.

##### Rear Garden

A courtyard rear garden with a large patio area, timber fencing, outside tap and gated access to the rear.

#### Parking

Off-road parking for two cars to the front of the property.

#### Directions

From the centre of Ampthill take Woburn Street. At the A507 take a right and then take the next right into Millbrook. Follow the road over a series of road humps and the property is on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

