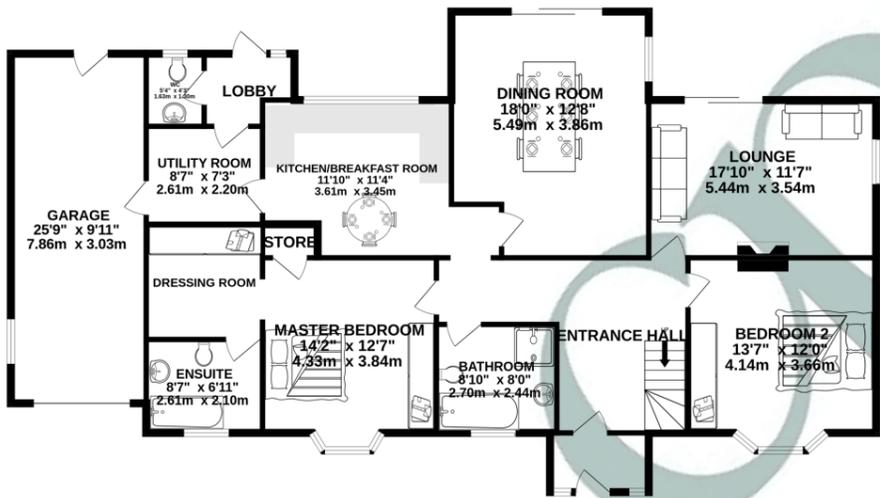
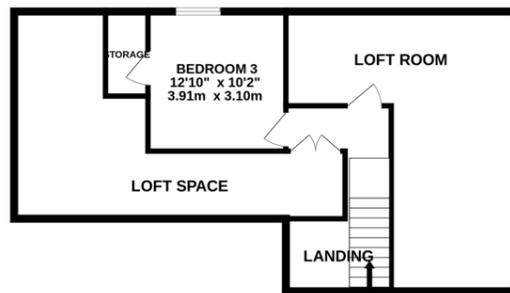




GROUND FLOOR  
1754 sq.ft. (162.9 sq.m.) approx.



1ST FLOOR  
123 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA: 1877 sq.ft. (174.4 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		
(69-80)	C		
(55-68)	D	58	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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

A spacious, detached chalet bungalow circa 1,900 square foot with huge potential! Set on a superb plot with stunning panoramic views overlooking the open countryside.

- Lounge with views overlooking rear garden.
- No onward chain.
- Main bedroom with dressing area and ensuite.
- Large rear garden backing directly onto open farmland.
- Garage and off-road parking.
- Could benefit from modernisation.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs rising to first floor, two radiators.

### Lounge

17' 10" x 11' 7" (5.44m x 3.53m) Brick feature fireplace with gas living flame fire, double glazed window to the side and patio doors opening to the rear, two radiators.

### Dining Room

18' 0" x 12' 8" (5.49m x 3.86m) Patio doors and double glazed window to the rear, two radiators.

### Kitchen/Breakfast Room

11' 10" x 11' 4" (3.61m x 3.45m) A range of base and wall mounted units with work surfaces, stainless steel sink and drainer, space for appliances, double glazed window to the rear, radiator.

### Utility

Base and wall mounted units, sink, door to garage, access to rear lobby and cloakroom.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the rear, radiator.

### Bedroom One

14' 2" x 12' 7" into bay (4.32m x 3.84m) Built-in airing cupboard and wardrobes, Georgian style double glazed window to the front, radiator, arch opening to:

### Ensuite/Dressing Area

Built in wardrobes to the dressing area plus a suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, bidet, double glazed window to the front, radiator.

### Bedroom Two

13' 7" x 12' 0" incl. wardrobes (4.14m x 3.66m) Built-in wardrobes, Georgian style double glazed bay window to the front, radiator.

### Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, double glazed window to the front, radiator.

## First Floor

### Landing

Access into loft space with power and light, Velux window.

### Bedroom Three

12' 10" x 10' 2" (3.91m x 3.10m) Door into loft space, double glazed window to the rear, radiator.

## Outside

### Front Garden

Shaped lawn areas plus mature shrubs and flower borders.

### Rear Garden

Mainly laid to lawn with large patio area, mature plant beds and trees, directly backing onto open farmland with magnificent views, access to the front.

### Garage

Electric up and over door, three windows, floor mounted gas boiler.

## Parking

Driveway providing off-road parking for multiple cars.

## Directions

Upon entering the village via Snow Hill, turn right after the village hall onto Flitwick Road.

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). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

