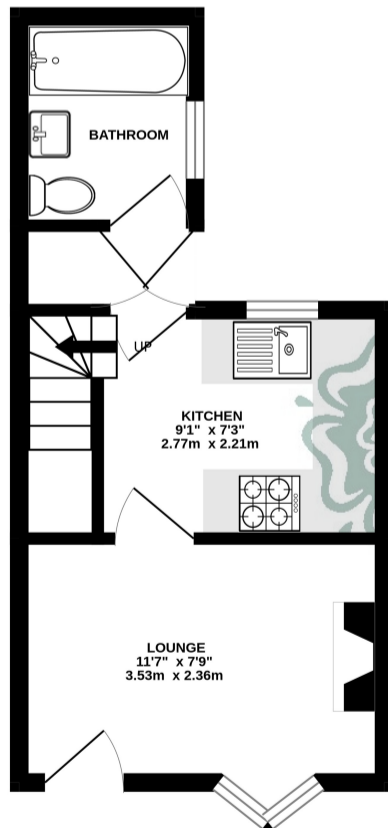
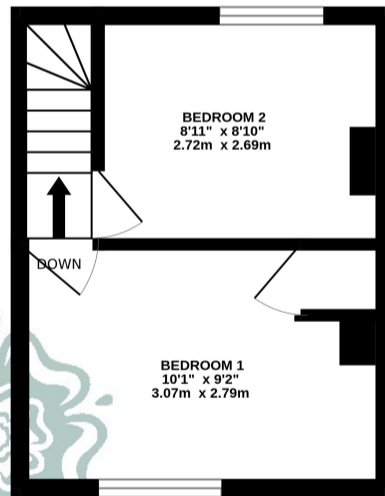




GROUND FLOOR  
223 sq.ft. (20.7 sq.m.) approx.

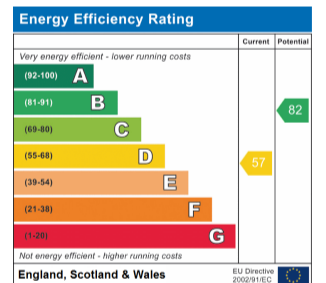


1ST FLOOR  
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA: 393 sq.ft. (36.5 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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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: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

A delightful and well presented two bedroom period property in the sought after village of Maulden, being offered with no onward chain.

- Offered with no upward chain.
- Private enclosed rear garden with raised decked patio area.
- White ground floor bathroom suite.
- Double glazing and gas central heating throughout.
- A short walk to the shop, local pubs and lower school.
- Potential to extend STPC.
- Well regarded local schools (Redborne catchment)
- Non-allocated off road parking on the opposite side of the road with electric car chargers available also.

## Ground Floor

### Lounge

11' 7" x 7' 9" (3.53m x 2.36m) Electric fireplace. Built in cupboard housing combi-boiler. Radiator. Double glazed window to front. Wall mounted thermostat.

### Kitchen

9' 1" x 8' 4" (2.77m x 2.54m) A range of wall and base units with roll edge work surfaces over. Built in electric oven hob with extractor over. Vinyl flooring. Tiled splashbacks. Stairs to first floor. Double glazed window to rear.

### Inner Lobby

Glazed PVC door into rear garden. Vinyl Flooring. Door to bathroom. Plumbing for washing machine.

### Bathroom

Suite of white panelled bath with electric power shower over, pedestal wash hand basin and low level wc. Tiled splashbacks. Vinyl flooring. Radiator. Double glazed window to side.

### First Floor

### Landing

Access to part boarded loft.

### Bedroom One

11' 7" x 8' 2" (3.53m x 2.49m) Cupboard with shelving. Radiator. Double glazed window to front.



### Bedroom Two

9' 1" x 8' 4" (2.77m x 2.54m) Bulk head storage cupboard with hanging rail. Radiator. Double glazed window to rear.

### Outside

### Rear Garden

Private enclosed garden with raised decked patio area. Steps to lawn. Flower and shrub borders. Shed to remain.

### Directions

Entering Maulden from Ampthill, The Brache is the second turning on the left and No.16 is on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

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.

