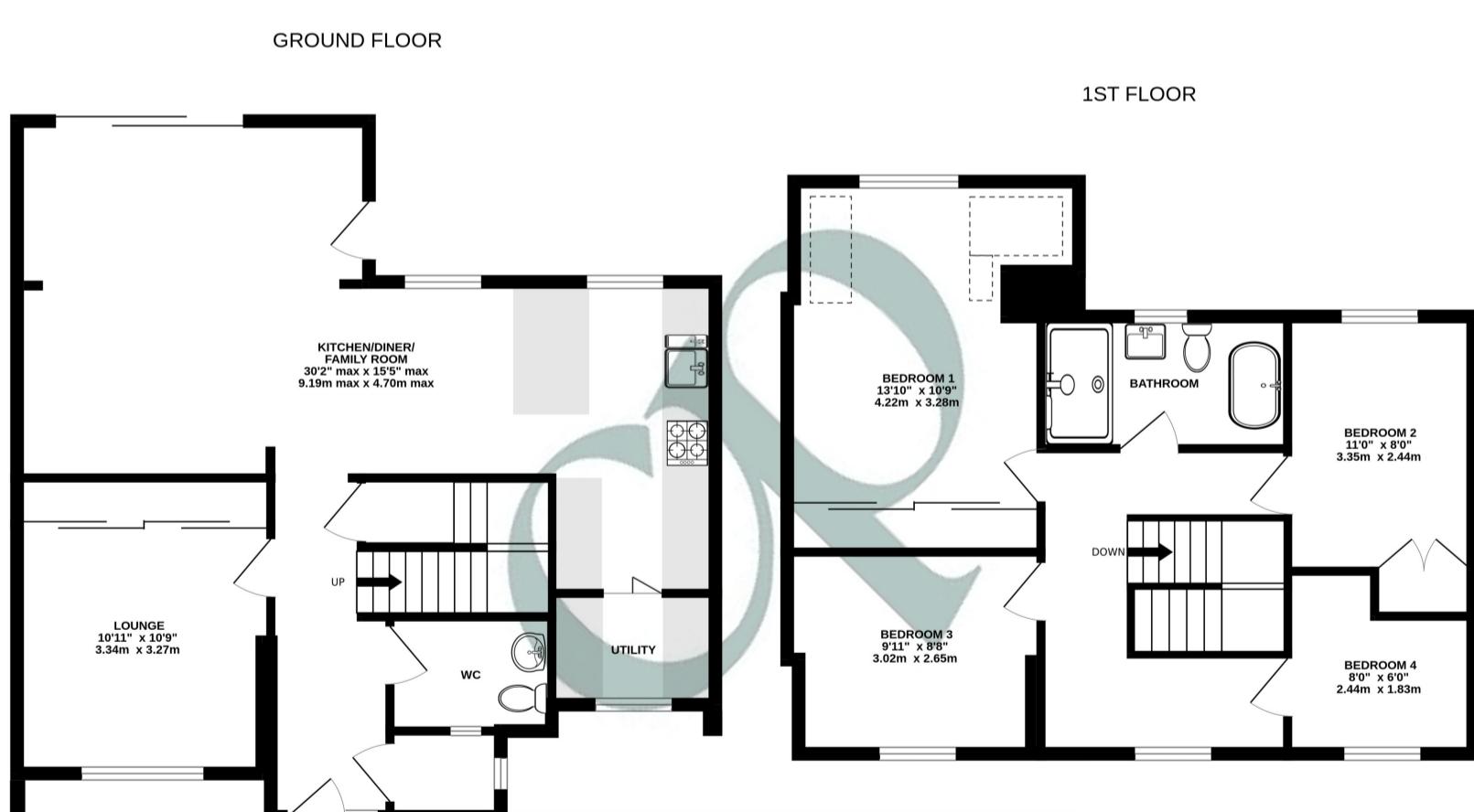




Offers in Excess of £600,000

MK45 2LW  
Amphill, Bedfordshire.

2a, Park Hill



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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Viewing by appointment only

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properties

If you're wanting a town centre four bedroom detached on a quiet back street in the Georgian market town of Ampthill, look no further!

Recently renovated throughout, this contemporary home in the heart of town perfectly blends convenience and style.

- No onward chain.
- Town centre location on the highly desirable Park Hill, close to all amenities and the Great Park.
- Off-road parking for 1 car and permit parking on the road for residents only.
- Stunning walled garden with rear access.
- Open plan family living opening on to the garden.

## Ground Floor

### Entrance Hall

Entrance door and double glazed window to the front, under stairs cupboard, walk-in coat and shoe cupboard, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, heated towel rail.

### Lounge

10' 11" x 10' 9" (3.33m x 3.28m) Sliding fitted wardrobes, double glazed window to the front, radiator.

### Kitchen/Dining/Living Room

Max. 30' 2" x 15' 5" (9.19m x 4.70m) A range of base and wall mounted units with quartz work surfaces over, peninsula with breakfast bar, 1.5 basin stainless steel sink with mixer tap, integrated double Smeg ovens and gas hob with extractor over, integrated fridge freezer and dishwasher plus additional fridge, sliding patio door to the rear garden and door opening to the courtyard area, two double glazed windows to the rear, two radiators, access to:

### Utility

A range of base and wall mounted units with work surfaces over, space for washing machine and tumble dryer, gas boiler, double glazed window to the front, radiator.



## First Floor

### Galleried Landing

Access to loft.

### Bedroom One

13' 10" x 10' 9" (4.22m x 3.28m) Fitted wardrobes, double glazed window to the rear, radiator.

### Bedroom Two

11' 0" x 8' 0" (3.35m x 2.44m) Fitted wardrobes, double glazed window to the rear, radiator.

### Bedroom Three

9' 11" x 8' 8" (3.02m x 2.64m) Double glazed window to the front, radiator.

### Bedroom Four

8' 0" x 6' 0" (2.44m x 1.83m) Double glazed window to the front, radiator.

### Bathroom

A suite comprising of a free-standing bath and walk-in shower, low level WC, wash hand basin, double glazed window to the rear, heated towel rail.

### Outside

### Rear Garden

A walled, private rear garden, mainly laid to lawn with decking seating area and access to the rear.

### Parking

Resin driveway providing off-road parking for one car. There is also unallocated permit parking on the road for residents.

