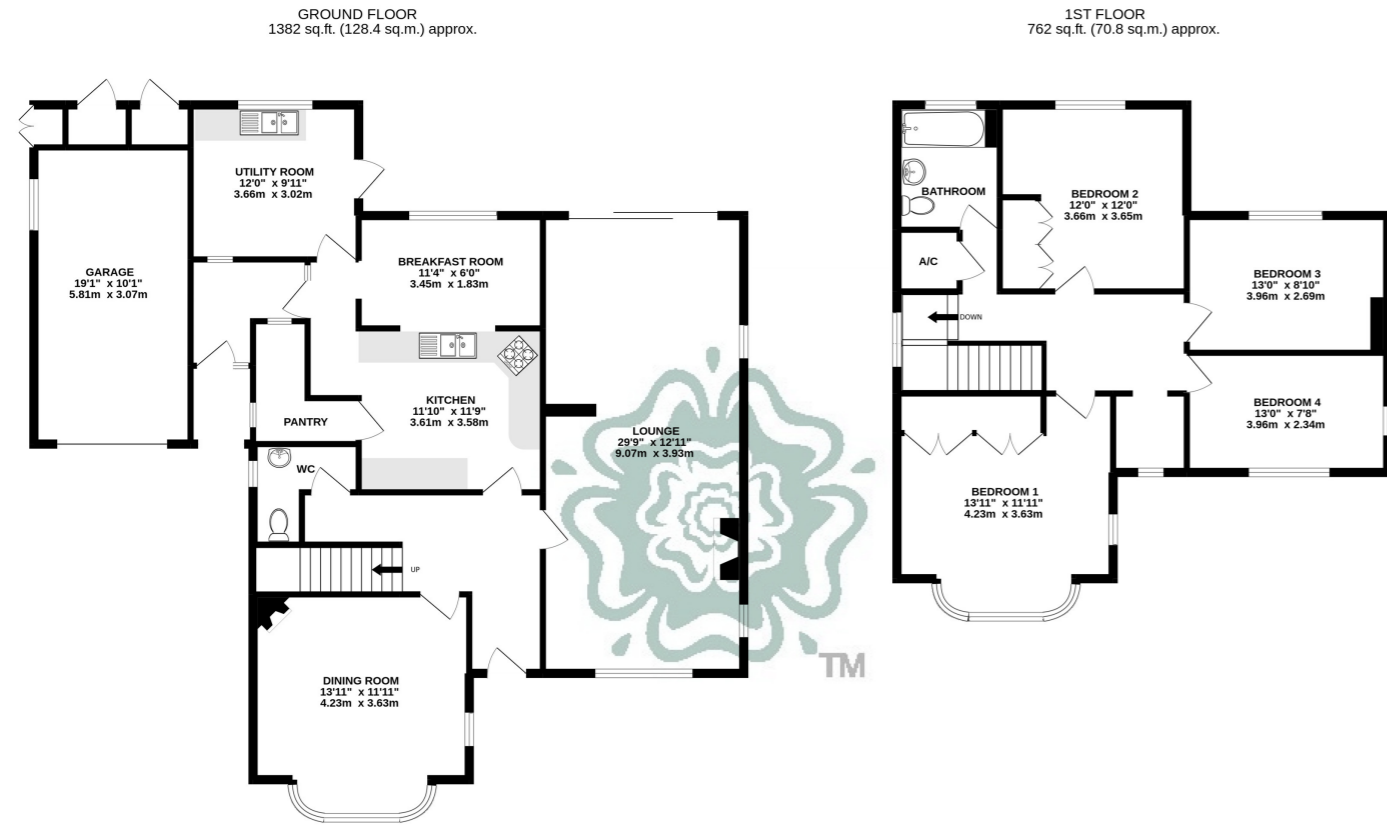


# Floor Plans



**TOTAL FLOOR AREA:** 2144 sq.ft. (199.2 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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## Hillcrest

Clophill Road, Maulden, Bedfordshire,  
MK45 2AA  
£900,000

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



A beautifully built four bedroom character property on a plot nearing 0.5 of an acre with a huge amount of untapped potential, all with the benefit of being set back from the road and a south facing rear aspect.

- Four bedrooms.
- 160ft south facing rear garden.
- Character features throughout including curved glass bay windows.
- 0.47 acre plot.
- Huge extension potential (STPP).
- Built by and for the builder of the village of Stewartby, circa 100 years ago.

## Ground Floor

### Entrance Hall

Entrance door to the front, radiator.

### Cloakroom

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

### Lounge

29' 9" x 12' 11" (9.07m x 3.94m) Feature fireplace, sliding patio doors to the rear, double glazed windows to the side and front, coving and ceiling roses, radiator.

### Dining Room

13' 11" x 11' 11" (4.24m x 3.63m) Curved glass bay window to the front and double glazed window to the side, gas feature fireplace, radiator.

### Kitchen

11' 10" x 11' 9" (3.61m x 3.58m) A range of base and wall mounted units with work surfaces over, two ceramic sink and drainers with mixer taps, integrated split level oven, gas hob with extractor over, space for under-counter fridge, walk-in pantry, opening to:

### Breakfast Room

11' 4" x 6' 0" (3.45m x 1.83m) Double glazed window to the rear, gas heater.

### Utility

A range of base and wall mounted units with work surfaces over, two stainless steel sink and drainers with mixer taps, gas boiler, space and plumbing for washing machine and chest freezer, door to garden, double glazed window to the rear.

## First Floor

### Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the side, radiator.

### Bedroom One

13' 11" x 11' 11" (4.24m x 3.63m) Curved glass bay window to the front and double glazed window to the side, fitted wardrobes, radiator.

### Bedroom Two

12' 0" x 12' 0" (3.66m x 3.66m) Fitted wardrobes, double glazed window to the rear, radiator.

### Bedroom Three

13' 0" x 8' 10" (3.96m x 2.69m) Double glazed window to the rear, radiator.

### Bedroom Four

13' 0" x 7' 8" (3.96m x 2.34m) Double glazed windows to the front and side, radiator.

### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, fully tiled, double glazed window to the rear, radiator.

## Outside

### Front Garden

A walled front garden, mainly laid to lawn with various plants and trees.

### Rear Garden

A south facing, mature garden that is mainly laid to lawn with a patio seating area, greenhouse and vegetable patches, pond, various plants and trees, plus a further "secret garden" with a seating area located behind an arched hedge at the rear of the garden.

### Garage

Sliding garage door, power and light.

### Parking

A large gated driveway providing parking for several vehicles and access to the rear.

### Directions

Enter Maulden via Snow Hill into Amphill Road and then continue onto Clophill Road. Hillcrest 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 Amphill. 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.

