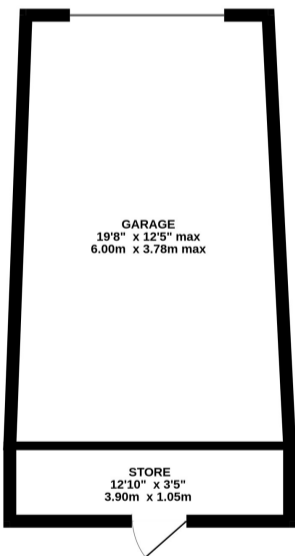
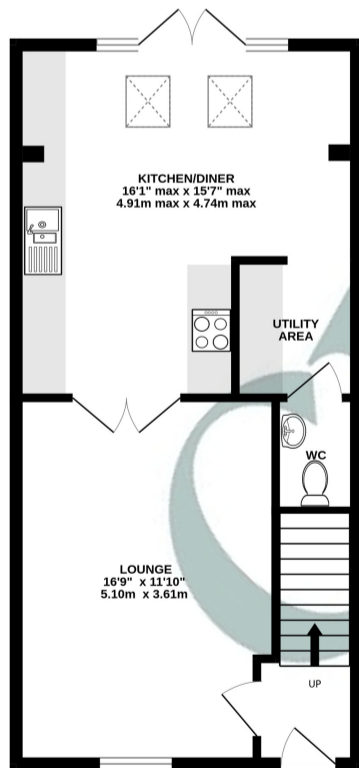




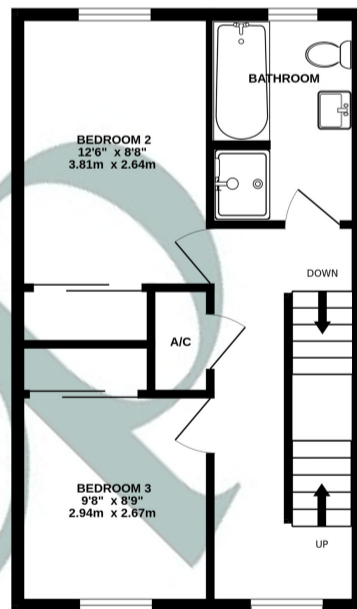
**GARAGE**  
279 sq.ft. (25.9 sq.m.) approx.



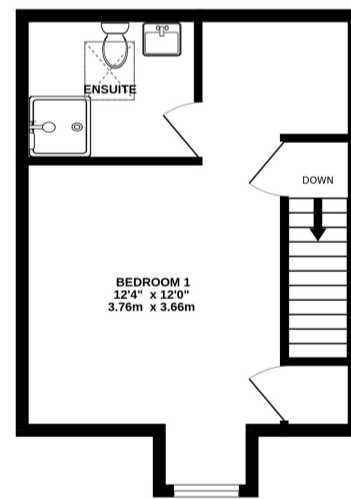
**GROUND FLOOR**  
510 sq.ft. (47.3 sq.m.) approx.



**1ST FLOOR**  
419 sq.ft. (38.9 sq.m.) approx.



**2ND FLOOR**  
300 sq.ft. (27.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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+)	<b>A</b>		95
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

An exceptionally well presented and well proportioned three bedroom semi-detached town house on the very popular Amphill Chase development, benefitting from off-road parking, ample storage space and an upper chain in place.

- Driveway providing off-road parking for three cars.
- Three double bedrooms and two bathrooms.
- Open-plan living opening on to the garden.
- Close proximity to highly regarded local schools.
- Large single garage as well as bin/bike store.
- South-east facing, low maintenance rear garden.

## Ground Floor

### Entrance Hall

Composite entrance door, stairs rising to first floor, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, heated towel rail.

### Lounge

16' 9" x 11' 10" (5.11m x 3.61m) Double glazed window to the front with shutters, radiator, double doors to:

### Kitchen/Diner

Max. 16' 1" x 15' 7" (4.90m x 4.75m) A range of base and wall mounted units with quartz work surfaces over, 1.5 basin countersunk stainless steel sink and drainer with mixer tap, integrated split-level oven and induction hob with extractor over, integrated fridge freezer and dishwasher, space for wine fridge, kickboard heater, conventional gas boiler, two electrically operated Velux windows, double glazed window to the rear, radiator, French doors to the garden and access to:

### Utility Area

A range of base and wall mounted units with work surfaces over, space for washing machine and tumble dryer.



## First Floor

### Landing

Airing cupboard housing hot water tank, double glazed window to the front with shutters, radiator.

### Bedroom Two

12' 6" x 8' 8" (3.81m x 2.64m) Fitted wardrobes, double glazed window to the rear with shutters, radiator.

### Bedroom Three

9' 8" x 8' 9" (2.95m x 2.67m) Fitted wardrobes, double glazed window to the front with shutters, radiator.

### Bathroom

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

## Second Floor

### Bedroom One

12' 4" x 12' 0" (3.76m x 3.66m) Cupboard over stairs, access to loft, double glazed window to the front with shutters, radiator.

### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, electrically operated Velux window.

## Outside

### Front Garden

A picket fence-lined front garden with shrubs, bin/bike storage and pathway to front door.

### Rear Garden

A low maintenance, south-east facing garden with artificial lawn, patio seating area and rear access to driveway and garage.

### Garage

Single garage with power and light.

### Parking

Off-road parking to the rear of the property for three cars.

### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

