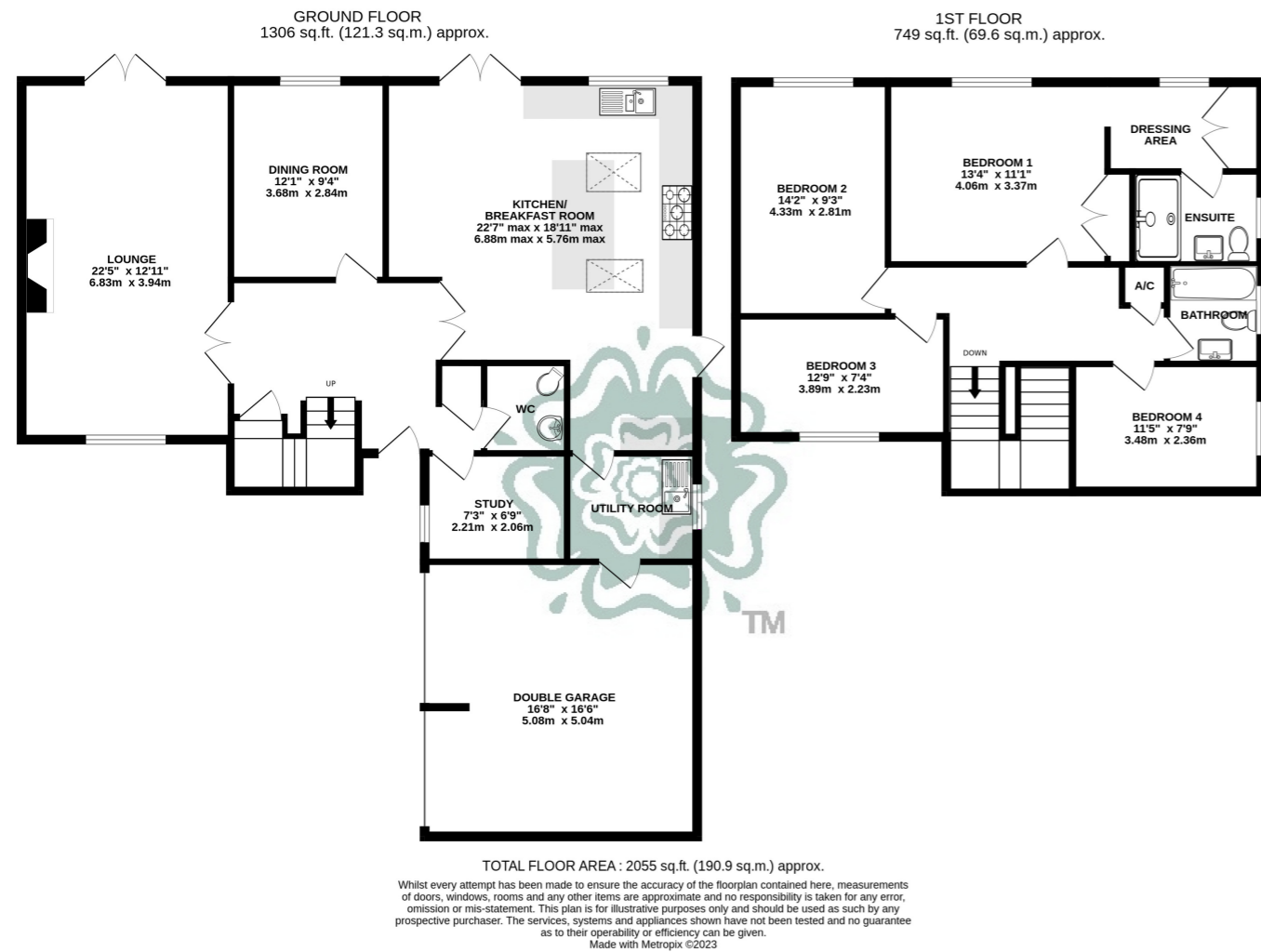


Floor Plans



14, Tavistock Avenue

Amphill, Bedfordshire,
MK45 2RY

Offers in Excess of £700,000

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

COUNTRY PROPERTIES
PART OF HUNTERS

COUNTRY PROPERTIES
PART OF HUNTERS

A wonderful extended family home with four bedrooms and two bathrooms, ideally located between all of the local schools and the Firs Nature Reserve. The property also benefits from an integrated double garage and ample off-road parking.

- Four bedrooms and two bathrooms.
- 22ft open-plan kitchen/breakfast room.
- Short distance to allotments and the popular Firs Nature Reserve.
- Double garage and off-road parking.
- Ideally located between all well regarded local schools.
- Separate lounge, dining room and utility room.

Ground Floor

Entrance Hall

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

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

22' 5" x 12' 11" (6.83m x 3.94m) Gas feature fireplace, double doors to the garden, double glazed window to the front, radiator.

Dining Room

12' 1" x 9' 4" (3.68m x 2.84m) Double glazed window to the rear, radiator.

Study

7' 3" x 6' 9" (2.21m x 2.06m) Double glazed window to the side, radiator.

Kitchen/Breakfast Room

Max. 22' 7" x 18' 11" (6.88m x 5.77m) A range of base and wall mounted units with work surfaces over and centre island, 1.5 basin countersunk stainless steel sink and drainer with mixer tap, space for Rangemaster oven and American style fridge freezer, integrated dishwasher, underfloor heating, double glazed window to the rear and two skylight windows, door to side access and double doors to the rear garden.

Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and tumble dryer, double glazed window to the side, radiator.

First Floor

Landing

Access to boarded loft with ladder, airing cupboard housing hot water tank.

Bedroom One

13' 4" x 11' 1" (4.06m x 3.38m) Fitted wardrobes, access to dressing area and ensuite, double glazed window to the rear, radiator.

Ensuite

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

Bedroom Two

14' 2" x 9' 3" (4.32m x 2.82m) Double glazed window to the rear, radiator.

Bedroom Three

12' 9" x 7' 4" (3.89m x 2.24m) Double glazed window to the front, radiator.

Bedroom Four

11' 5" x 7' 9" (3.48m x 2.36m) Double glazed window to the side, radiator.

Bathroom

A suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Outside

Rear Garden

Mainly laid to lawn with patio seating area, shrubs and flower borders with mature trees, timber fencing.

Double Garage

Two electric up and over doors, gas boiler, power and light.

Parking

Driveway providing ample off-road parking.

Directions

From the centre of Amptill head along Dunstable Street, go straight over the two mini roundabouts. Take the 4th turning on the right into Tavistock Avenue.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Amptill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Amptill also has a high concentration of public amenities, The local Upper School in Amptill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Amptill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Amptill is twinned with Nissan Lez Enserune in France. There are also rugby, football, cricket and bowls clubs.

