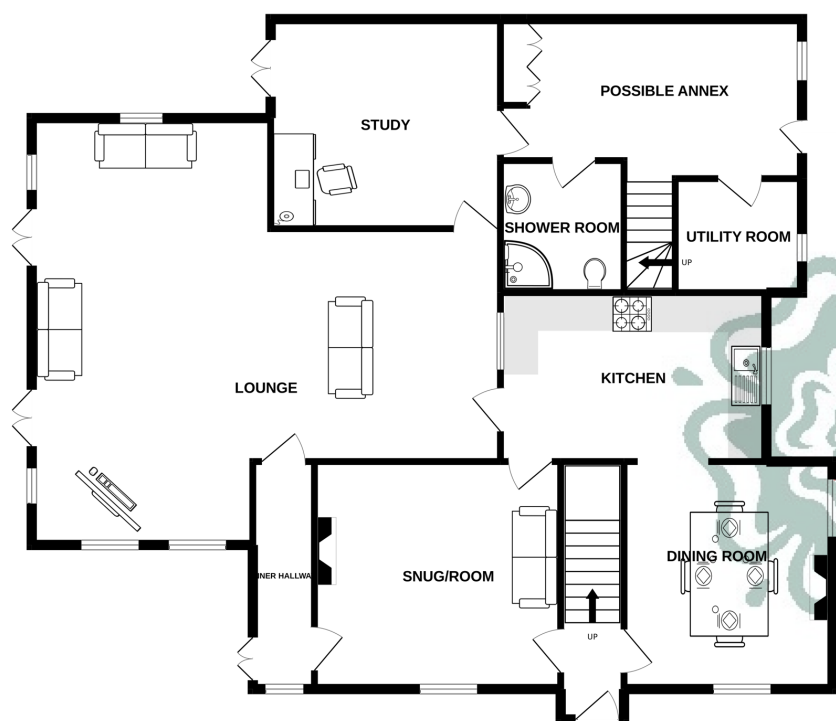
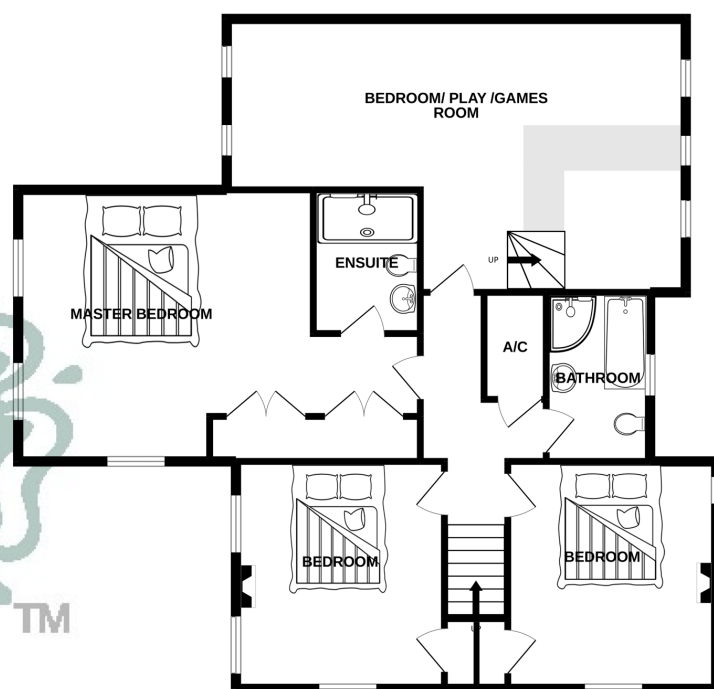




GROUND FLOOR
1629 sq.ft. (151.3 sq.m.) approx.



1ST FLOOR
1138 sq.ft. (105.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 2767 sq.ft. (257.1 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
www.country-properties.co.uk

A deceptively large four double bedroom detached family home with later additions set in one of Mauldens premier locations.

- 27ft lounge overlooking the rear garden.
- Possible one bedroom annex.
- Family bathroom and two shower rooms.
- South facing rear garden.
- Ample parking behind electrically operated gates.
- Close to all village amenities.

Ground Floor

Entrance Hall

Entrance door and double glazed window to the front, stairs rising to first floor, radiator.

Dining Room

12' 11" x 12' 0" (3.94m x 3.66m) Cast iron feature fireplace with living flame, double glazed windows to the front and side, radiator.

Snug

13' 0" x 11' 11" (3.96m x 3.63m) Open feature fireplace, double glazed window to the front, radiator, door into:

Inner Lobby

Double glazed window to the front and French doors to the side, door into:

Lounge

27' 4" x 25' 02" Max. (8.33m x 7.67m) Two sets of double glazed French doors, double glazed windows to various aspects, two radiators.

Kitchen

13' 11" x 9' 10" (4.24m x 3.00m) A newly fitted kitchen with a range of base and wall mounted units with quartz work surfaces over, quooker tap, 1.5 basin sink and drainer with mixer tap, split level double oven, top oven is an oven and a microwave, integrated fridge and freezer, gas hob with extractor hood, dishwasher, wine rack, glass cabinets, double glazed window to the side, underfloor heating.

Study

12' 9" x 12' 6" (3.89m x 3.81m) Double glazed French doors to the rear, radiator.

Potential Annex

13' 01" x 10' 0" (3.99m x 3.05m) Built-in cupboards, double glazed window and door to the side, second staircase rising to first floor, radiator.

Shower Room

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

Utility Room

Butler sink and drainer, space and plumbing for washing machine, window to the side, radiator.



First Floor

Landing

Airing cupboard housing hot water tank, doors to:

Bedroom One

22' 6" x 15' 4" incl. ensuite (6.86m x 4.67m) Built-in wardrobes, access to loft, three double glazed windows on two aspects overlooking the garden and drive, radiator.

Ensuite

A suite comprising of a walk-in shower cubicle with rainfall shower and Aqualisa shower controls, vanity unit wash hand basin, low level WC, heated towel rail.

Bedroom Two/Games Room

23' 10" x 19' 0" > 12' 7" (7.26m x 5.79m > 3.84m) Stairs from ground floor, bar/entertainment area, double glazed windows to the front and rear, two radiators.

Bedroom Three

13' 0" x 12' 0" (3.96m x 3.66m) Cast iron feature fireplace, picture rail, built-in wardrobes, double glazed windows to the front and side, radiator.

Bedroom Four

13' 0" x 12' 0" (3.96m x 3.66m) Cast iron feature fireplace, picture rail, double glazed windows to the front and rear, radiator.

Bathroom

A suite comprising of a free standing bath and separate shower cubicle, vanity unit wash hand basin, low level WC, tiled flooring with underfloor heating, heated towel rail, double glazed window to the side.

Outside

Rear Garden

Large patio area and shaped lawn, wooden decked seating area, established raised flower borders.

Parking

Electrically operated gates to the front of the property open onto ample off-road parking to the side/rear of the property.

NB

To the rear of the garden, there is extra land with previously approved (now expired) planning permission to replace the current garage and carport with a double garage with office space.

Directions

Upon entering the village via Snow Hill, continue along onto Ampthill Road, and take the turning on the left into George Street, opposite Budgens.

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.

