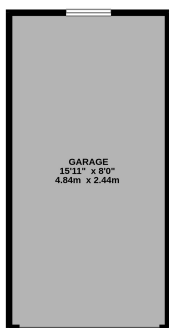




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6, Station Road
Amptill, Bedfordshire,
MK45 2PJ
Offers in Excess of £475,000

OUTSIDE
0 sq. ft. (0.0 sq. m.) approx.

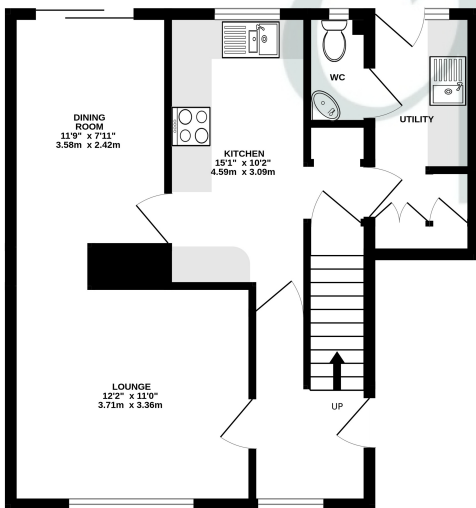


TOTAL FLOOR AREA: 941 sq.ft. (87.5 sq.m.) approx.

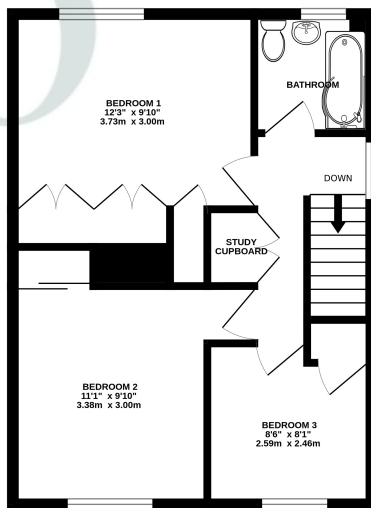
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(88+)	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		

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.3 sq.m.) approx.



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

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T: 01525 403033 | E: amptill@country-properties.co.uk
www.country-properties.co.uk

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Situated in a highly desirable Ampthill location just a short walk from the schools and town centre, this beautifully presented 3-bedroom detached family home offers a perfect blend of modern convenience and comfortable living space. The ground floor features a bright lounge flowing into a dedicated dining room with garden access, alongside a well-appointed kitchen and practical utility. Upstairs offers three versatile bedrooms and a clever study cupboard setup, complemented by a lovely tiered rear garden.

- Prime Detached Residence: An attractive, modern 3-bedroom detached home complete with a driveway and garage, tucked away in a premier town location.
- Superb Living Layout: Features a spacious front-facing lounge transitioning seamlessly into a separate dining area with sliding doors to the patio.
- Work From Home Space: Maximises its 941 sq. ft. footprint with an integrated, dedicated study cupboard/home office space on the first floor.
- Beautiful Tiered Garden: Offers an elevated, landscaped rear garden featuring mature borders, a patio area for entertaining, and a handy garden shed.
- Highly Desirable Location: Positioned perfectly on Station Road for easy access to Ampthill's historic center and Redborne Upper School catchments.

Ground Floor

Entrance Hall

Double glazed window to front, radiator.

Cloakroom

Double glazed window to rear, part tiling to splashback areas, wash hand basin and low level w/c, radiator.

Lounge

Double glazed window to front, radiator, opening into dining room.

Dining Room

Radiator, opening to lounge, glazed sliding patio doors to garden.

Kitchen

Double glazed window to rear, understairs cupboard, gas boiler, a range of base and wall mounted units with work surfaces over, 1 and 1/2 composite sink and drainer and mixer tap over, tiling to splashback areas, space for oven, dishwasher and fridge.

Utility Room

Double glazed window to rear, tiling to splashback areas, a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap over, access to w/c, door to garden.



First Floor

Landing

Double glazed window to side, loft access, airing cupboard converted to study area.

Bedroom One

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to front, fitted wardrobes, airing cupboard, radiator.

Bedroom Three

Double glazed window to front, cupboard over stairs, radiator.

Bathroom

Double glazed window to rear, towel rail, fully tiled, a white suite comprising of P Shaped bath with shower over, wash hand basin and low level w/c..

Outside

Rear Garden

Landscaped tiered rear garden, mainly lawn with patio seating areas and shrub borders and rear access.

Front Garden

Hedge lined front garden with shrub borders and shingle path.

Garage

Single garage with up and over door, power and light.

Parking

Driveway with off road parking for two cars.

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding. We are legally required to conduct anti-money laundering checks on all buyers and sellers.

