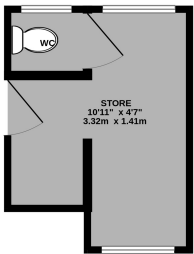




OUTSIDE
0 sq.ft. (0.0 sq.m.) approx.

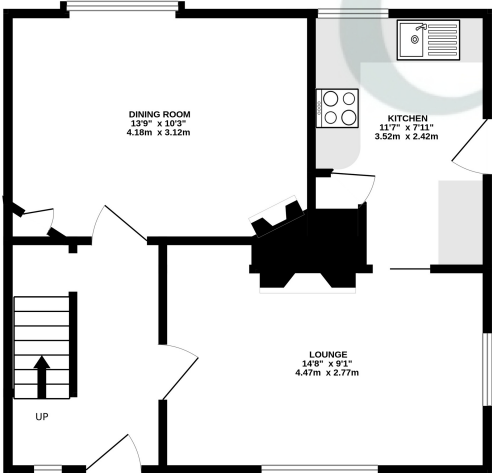


TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

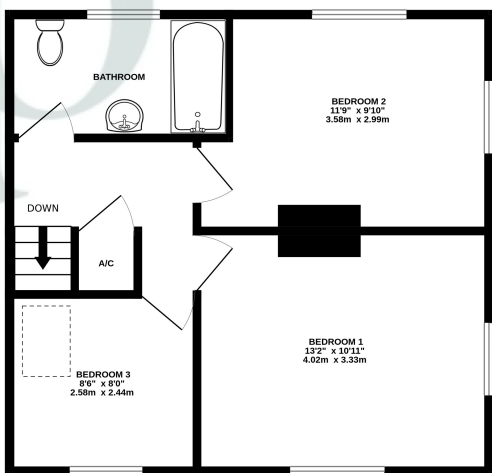
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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+)	61	76		
A				
(81-91)				
B				
(69-80)				
C	61	76		
(55-68)				
D				
(39-54)	61	76		
E				
(21-38)				
F	61	76		
(1-20)				
G	61	76		
(1-20)				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 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

An exciting opportunity to acquire a three-bedroom semi-detached home on Willow Way, offered with no onward chain. Perfect for buyers looking to put their own stamp on a property, this home requires complete modernisation throughout but boasts fantastic potential. The layout includes two separate reception rooms, a kitchen with external access to a store and WC, a private rear garden, and space to extend.

- No Onward Chain: Simplifies the buying process for a quicker transaction.
- Full Modernisation Potential: Ideal project for buyers or investors to upgrade and add value.
- Generous Layout: Three bedrooms, separate lounge and dining room, plus first-floor bathroom.
- Outdoor Space & Parking: Enclosed rear garden, front garden, side access, and potential to create off-road parking.
- Useful Outbuildings: Features a separate outdoor store and external WC.
- Prime Location: Situated in a peaceful Ampthill residential street close to local schools and amenities.

Ground Floor

Entrance Hall

Double glazed window to front, radiator.

Lounge

Double glazed window to front and side, gas feature fireplace, radiator.

Dining Room

Double glazed window to rear, gas feature fireplace, radiator.

Kitchen

Double glazed window to rear, tiling to splashback areas, towel rail, a range of base and wall mounted units with worksurfaces over, stainless steel sink and drainer with mixer tap over, integrated oven, induction hob and extractor, side door to garden.

First Floor

Landing

Loft access and airing cupboard housing hot water tank.

Bedroom One

Double glazed window to front and side, radiator.



Bedroom Two

Double glazed window to side and rear, radiator.

Bedroom Three

Double glazed window to front, bulkhead for stairs.

Bathroom

Double glazed window to rear, fully tiled, white suite comprising of panelled bath with electric shower over, wash hand basin and low level w/c, radiator.

Rear Garden

Private south facing hedge lined rear garden mainly laid to lawn with patio seating area, shed and brick outbuilding with outside w/c.

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.

