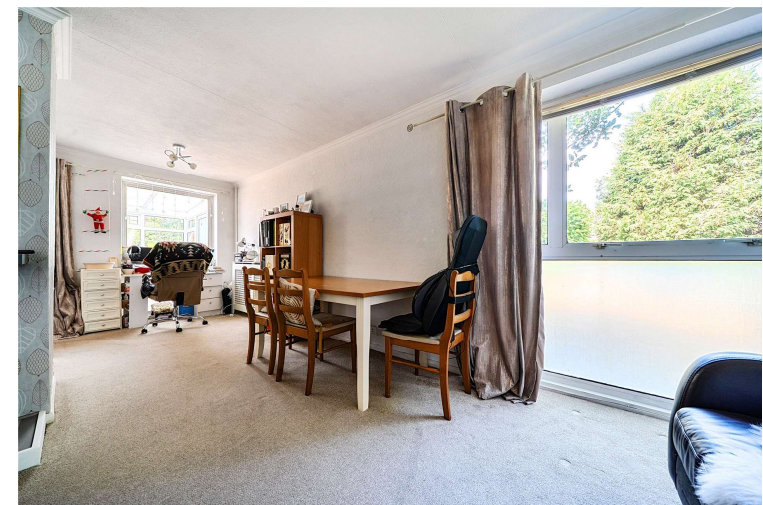




Ampthill, Bedfordshire

MICHAEL GRAHAM



A modern three bedroom detached bungalow situated on a corner plot with driveway parking, a single garage and an enclosed rear garden.

2 Aragon Road

Amphill, Bedfordshire, MK45 2TL



3 bedrooms



2 reception rooms



1 bathroom



EPC Rating Band C

The brick under tile bungalow is for sale with no upper chain and has double glazing and gas to radiator heating. The approximately 1,071 sq. ft. of accommodation includes an entrance hall with a door to a storage room with a window, and an open plan sitting/dining room with a feature fireplace and windows to the side and into the conservatory. An opening leads directly into the kitchen/breakfast room which has a door to a separate utility room. This in turn has a door to the conservatory which has a tiled floor and doors to both the side and the rear garden. There are three bedrooms, the principal bedroom with fitted wardrobes, and a family bathroom.

The block paved front driveway provides parking for one car and access to the integral garage which has a window at the rear. A gated side access leads to the rear garden which has a paved patio with a low retaining wall and steps up to the principally lawned garden with shrub and tree borders providing screening.

- Detached bungalow
- Three bedrooms; bathroom
- Open plan sitting/dining room and conservatory
- Kitchen/breakfast room
- Separate utility room
- Enclosed established gardens
- Integral garage
- Driveway parking for one car

Additional Information

- Mains Water, Electricity, Gas
- The Local Authority is Central Bedfordshire
- The property is in council tax band E

Kitchen/Breakfast Room

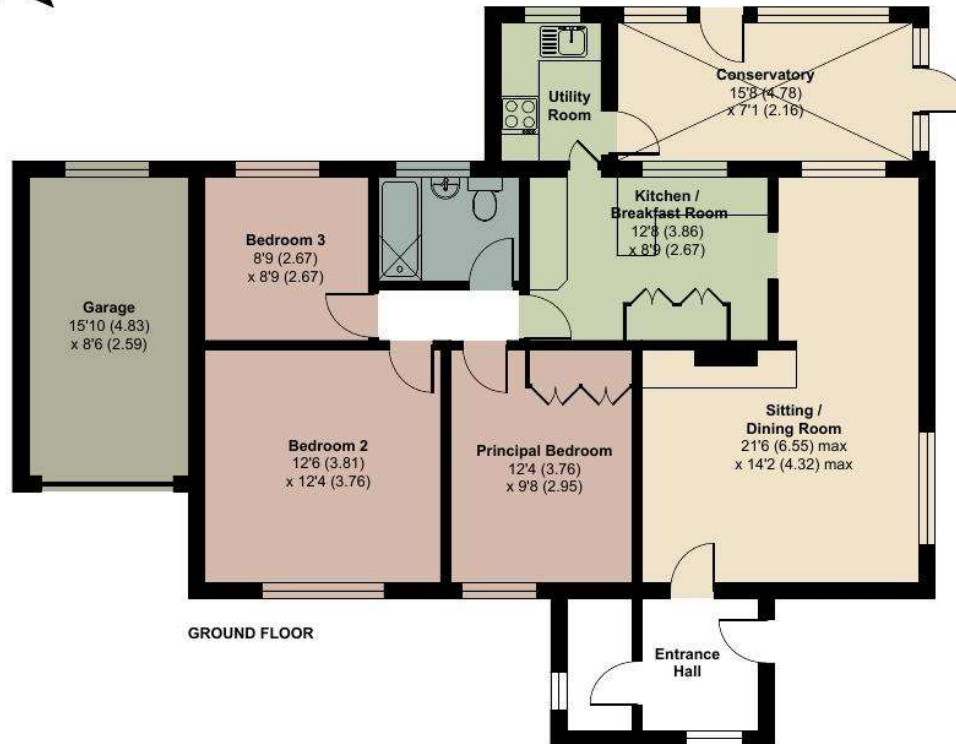
The over 12 ft. long kitchen/breakfast room is fitted with a range of units incorporating a breakfast bar with complementary worksurfaces and has a window looking into the conservatory. An archway leads to the open plan sitting/dining room and a door opens to the inner hallway with doors to the three bedrooms and the bathroom. A further door leads to the utility room which has a window over the rear garden and a worksurface incorporating a sink unit and space and plumbing for a washing machine and space and fittings for an oven. A door leads to the over 15 ft. long conservatory which has glazed doors to the side and rear garden.





Total = 1206 sq ft / 112 sq m
Approximate Area = 1071 sq ft / 99.5 sq m
Garage = 135 sq ft / 12.5 sq m

For identification only - Not to scale



Situation and Schooling

Amphill is a historic market town with a number of notable properties. Local amenities include supermarkets, boutique style shops, public houses and restaurants, as well as the historic church and local authority schooling that includes Redbourne Upper School. Independent private schooling can be found in the nearby county town of Bedford, including the highly regarded Harpur Trust schools. There are also good links to major road networks including junctions 12 and 13 of the M1 motorway, as well as easy access to Bedford and Cambridge via the A1.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1511281



5 miles from M1
junction 12



2.5 miles from
Flitwick station



41 minutes from St.
Pancras Intl.

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The Property Partnership

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