



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+)	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		

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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A superb opportunity to purchase this three bedroom chalet style semi detached bungalow on a generous corner plot with huge potential.

- No upper chain
- Huge potential for development (subject to planning)
- Three bedrooms
- Large lounge/diner
- Large south facing garden
- Close to local amenities & great commuter links

Ground Floor

Entrance Hall

Double glazed window to front, combi boiler, built in cupboard, stairs to first floor with cupboard under, radiator.

Lounge

18' 11" x 11' 0" (5.77m x 3.35m)
Double glazed window to front and rear, patio doors, arch into dining room.

Dining Room

10' 11" x 10' 0" (3.33m x 3.05m)
Double glazed window to front.

Kitchen

14' 1" x 8' 10" (4.29m x 2.69m)
Double glazed window to side and rear, door to garden, a range of base and wall mounted units with worksurfaces over, split level double oven, gas hob and extractor, plumbing for washing machine.

Shower Room

Double glazed window to front, part tiling to splashback areas, suite comprising of wash hand basin, low level w/c and seperate shower cubicle, vanity unit, towel rail.

First Floor

Landing



Cloakroom

W/C and wash hand basin with tiling to splashback areas.

Bedroom One

11' 7" x 10' 0" (3.53m x 3.05m)
Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two

11' 7" x 7' 1" (3.53m x 2.16m)
Double glazed window to side, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to front, fitted wardrobes, radiator.

Outside

Rear Garden

Ample rear and side gardens, lawn area.

Front Garden

Large lawned area

Parking

Long block paved driveway providing ample parking for numerous 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.

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