



Amphill Road

Flitwick,
Bedfordshire, MK45 1BA
£350,000

country
properties

Offered for sale with no upper chain, this detached chalet-style home represents a fantastic opportunity for buyers looking to put their own stamp on a property. Having excellent scope to improve and extend (subject to planning permission), the home features a versatile layout to adapt to your lifestyle needs including a bedroom on each floor, perfect for guests, multi-generational living, or a home office. Additional features include two reception rooms, conservatory, fitted kitchen and bathroom. The generous rear garden is a true highlight, offering ample potential for gardening enthusiasts. Gated off road parking is provided to the front, along with a practical integral garage. A convenient supermarket is located just along the road, and the town centre – only a mile from the property – offers a wide range of amenities including a mainline rail station with direct service to St Pancras International. EPC: D

GROUND FLOOR

ENTRANCE LOBBY

Accessed via covered entrance with decorative opaque double glazed leaded light effect entrance door with matching sidelights. Glazed door with matching sidelights to:

ENTRANCE HALL

Open tread staircase to first floor landing. Radiator. Door to bathroom. Further multi pane opaque glazed doors to bedroom 1, dining room and to:

LIVING ROOM

Two double glazed windows to side aspect. Radiator. Open access to:

CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Power and light.

DINING ROOM

Double glazed window to side aspect. Radiator. Boarded fireplace with tiled hearth. Built-in airing cupboard housing water tank. Open access to:

KITCHEN

Double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Space for cooker, refrigerator and freezer. Wall mounted gas fired boiler. Quarry style floor tiling. Door to side lean-to. Part glazed door with matching sidelights to:

REAR LEAN-TO

Windows to side and rear aspects. Doors to either side aspect, leading to rear garden. Power.

SIDE LEAN-TO

Opaque glazed windows to side and rear aspects. Power and light.

BEDROOM 1

Walk-in bay with double glazed windows to front aspect. Fitted wardrobes with mirrored sliding doors. Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Corner bath with mixer tap, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail.



FIRST FLOOR

LANDING

Double glazed window to front aspect. Eaves storage cupboard. Door to:

BEDROOM 2

Double glazed windows to front and side aspects. Built-in over stairs storage cupboard. Access to eaves storage/loft space. Radiator.

OUTSIDE

REAR GARDEN

Paved patio area leading to lawn. Mature trees and shrubs. Garden shed. Greenhouse.

GARAGE

Double opening metal doors. Power and light. Opaque glazed window to side aspect.

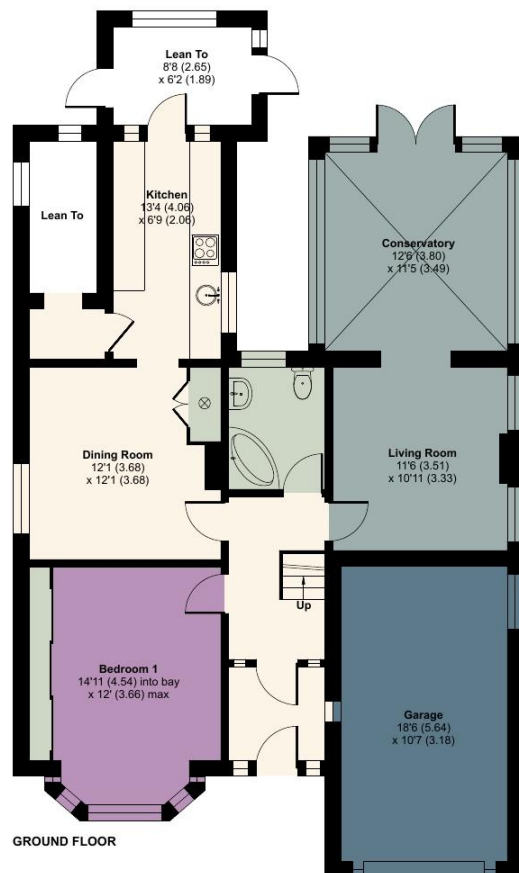
OFF ROAD PARKING

Frontage laid to hardstanding to provide off road parking and access to garage. Part enclosed by walling with gated access. Gated side access to rear garden.

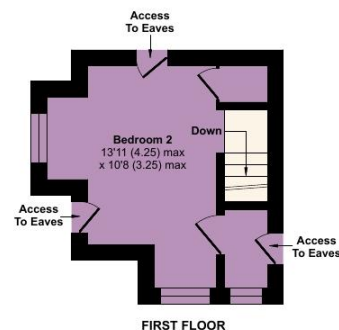
Tenure: Freehold.
Council Tax Band: D.

This property is unregistered - Please be aware that additional conveyancing costs may be incurred.





Approximate Area = 1037 sq ft / 96.3 sq m (excludes lean to)
 Garage = 193 sq ft / 17.9 sq m
 Total = 1230 sq ft / 114.2 sq m
 For identification only - Not to scale



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	62	70
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1536327



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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