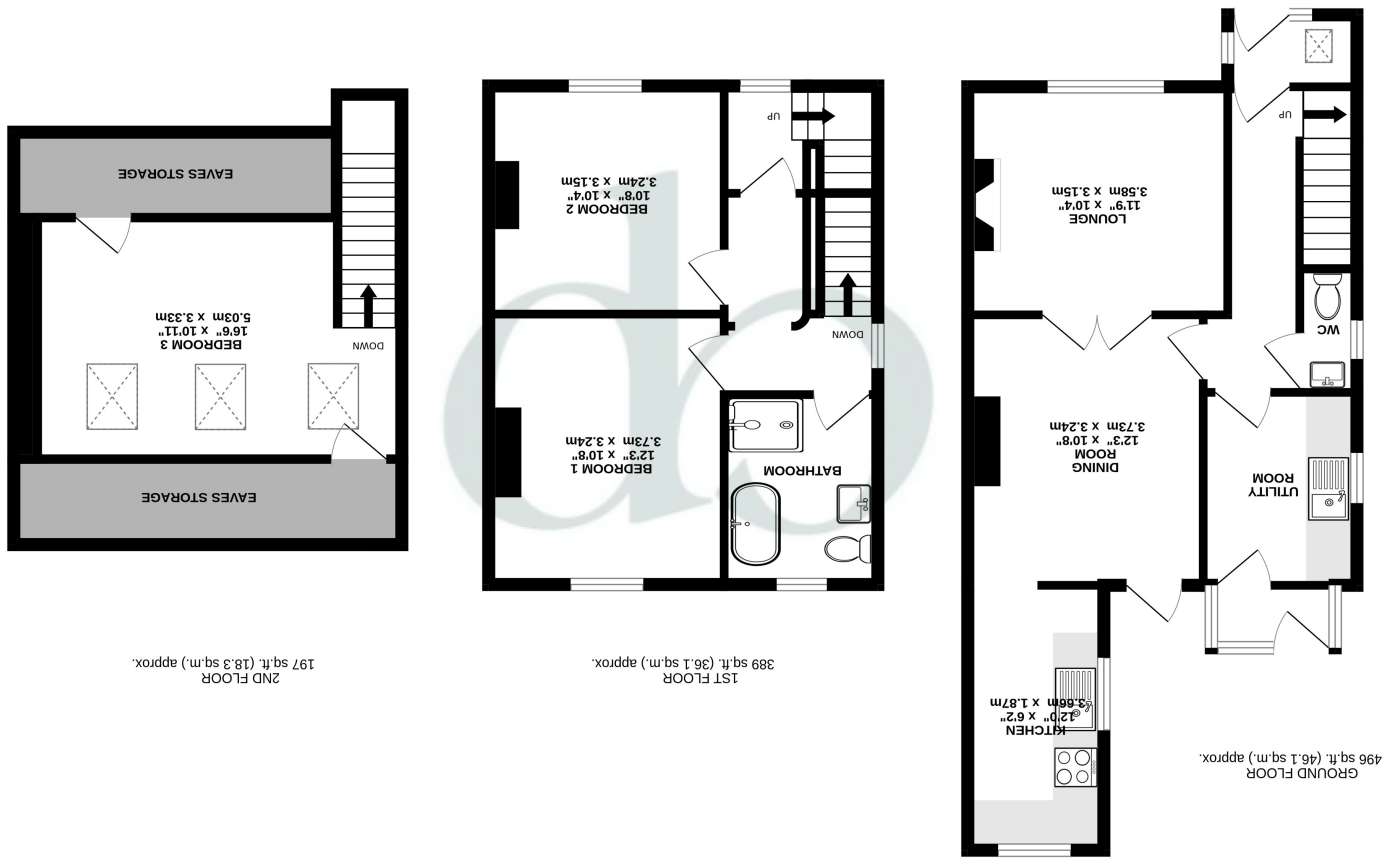
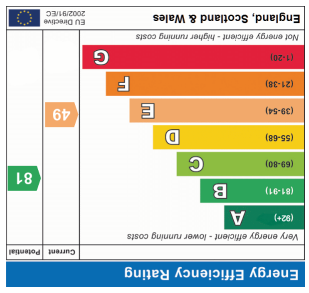
country properties

Viewing by appointment only

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77, Ampthill Road

Maulden, Bedfordshire,
MK45 2DH
Offers in Excess of £450,000

country properties

Discover this charming and spacious family home located in the desirable village of Maulden. Offering an impressive layout with ample room for modern living, this property combines comfort, style, and convenience. Perfectly positioned for local amenities and scenic countryside walks, it provides an exceptional lifestyle opportunity for growing families seeking a peaceful yet well-connected retreat.

- Prime Village Setting: Centrally located on Ampthill Road within easy reach of local amenities, scenic greensand walks, and highly regarded schooling.
- No Onward Chain: Offered to the market with vacant possession for a prompt, straightforward move.
- Exceptional Scope to Extend: Vast potential to reconfigure or expand the ground floor footprint to create a substantial open-plan living/kitchen space (STPP).
- Accommodation Across Three Floors: Offering 1,082 sq.ft (100.5 sq.m) of adaptable living space.
- Three Well-Proportioned Bedrooms: Two first-floor double bedrooms served by a four-piece family bathroom, plus a top-floor converted bedroom with eaves storage.
- Practical Utility & Cloakroom: Dedicated utility room with external garden access and a separate ground-floor WC

Ground Floor

Entrance Porch

Double glazed window to front and side, skylight to front, coat and shoe storage, front entrance door leading to:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom

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

Lounge

Double glazed window to front, feature fireplace with fitted units in reveals, radiator, Crittal double doors to dining room, radiator.

Dining Room

Radiator, door to garden, opening to kitchen.







Kitchen

Double glazed window to rear and side, part 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, integrated oven, induction hob and extractor, dishwasher, space for fridge freezer, radiator.

Utility Room

Double glazed window to side, gas combi boiler, tiling to splashback areas, a range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap over, space for washing machine and tumble dryer, radiator, door to rear porch.

Rear Porch

First Floor

Landing

Double glazed window to front and side, radiator.

Bedroom One

Double glazed window to rear, air conditioning, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, towel rail, fully tiled, white suite comprising: freestanding bath, wash hand basin, low level w/c and seperate shower cubicle.

Second Floor

Bedroom Three

Three skylights to rear, loft access and eaves storage, two radiators.

Outside

Rear Garden

Hedge-lined south facing garden, mainly laid to lawn, with decking seating area, shingle storage area and mature trees, Rear access down side of house.

Parking

Block paved driveway providing off road parking for two cars and EV charging point.

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.



