

Wingfield Avenue, Maulden, **Bedfordshire, MK45 2DU**

Asking Price: £385,000 Freehold (Subject to contract)

Urban&Rural
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Wingfield Avenue, Maulden, Bedfordshire, MK45 2DU

This rarely available three bedroom semi detached home occupies a sought after position within the village and provides a wealth of well proportioned, flexible internal accommodation, complemented by ample off road parking and a particularly generous rear garden. In our opinion, the property also offers excellent potential for further extension or enlargement, subject to obtaining the necessary planning consents.

Approach to the home is via an extensive driveway providing parking for several vehicles, whilst a detached timber garage offers useful additional storage. Once inside you're immediately greeted by an entrance porch which, in turn, opens into the hallway where a staircase rises to the first floor accommodation. Directly ahead is the principal reception room, the lounge/diner, which commands impressive dimensions, in this case 23'9" by 10'8", making for flexible furniture placement. Ample capacity has been afforded to the far end for a table and chairs, creating a real family/sociable area and the perfect setting for entertaining.

Beyond here is a useful study area, providing space for those looking to work from home, whilst further access is afforded into the kitchen. This has been fitted with a comprehensive range of high gloss floor and wall mounted units with attractive wooden work surfaces over. Space has been made available for various free standing appliances, whilst a dual aspect orientation ensures the room is flooded with an abundance of natural daylight. Completing this level is a sun room/conservatory which provides an additional versatile reception space and a delightful spot in which to sit, relax and unwind whilst enjoying views across the garden beyond.

Moving upstairs, the first floor landing gives way to all the accommodation on this level, the master bedroom of which nestles to the rear elevation and commands impressive dimensions, in this case 13'3" by 10'7", making for flexible furniture placement. Of the remaining two bedrooms, one sits alongside at the rear, whilst the other occupies the front aspect. They are all served by a family bathroom which incorporates a panelled bath, low level wc and wash hand basin.

Externally, the rear garden is particularly generous and has been thoughtfully designed and executed, with a superb raised decked seating area extending directly from the property, providing the perfect space for relaxing or entertaining. From here steps lead down to a further paved patio area, beyond which the remainder of the garden has been laid predominantly to lawn, creating a lovely open space. Towards the far end is a separate home office/hobbies room, offering excellent versatility for a variety of uses. Well tended mature hedging encloses the boundary, providing an attractive degree of privacy, whilst gated side access completes the arrangement.







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Local Authority - Central Bedfordshire Council

Council Tax Band - B

At a Glance:

- Rarely available three bedroom semi detached home occupying a superb position within the village
- Potential to extend/enlarge (STPP)
- Contemporary dual aspect living room
- 23ft lounge/diner providing flexible furniture placement
- Separate study & sun room
- Three good sized bedrooms served by a bathroom
- Ample parking & timber built garage
- Generous rear garden & outbuilding/home office



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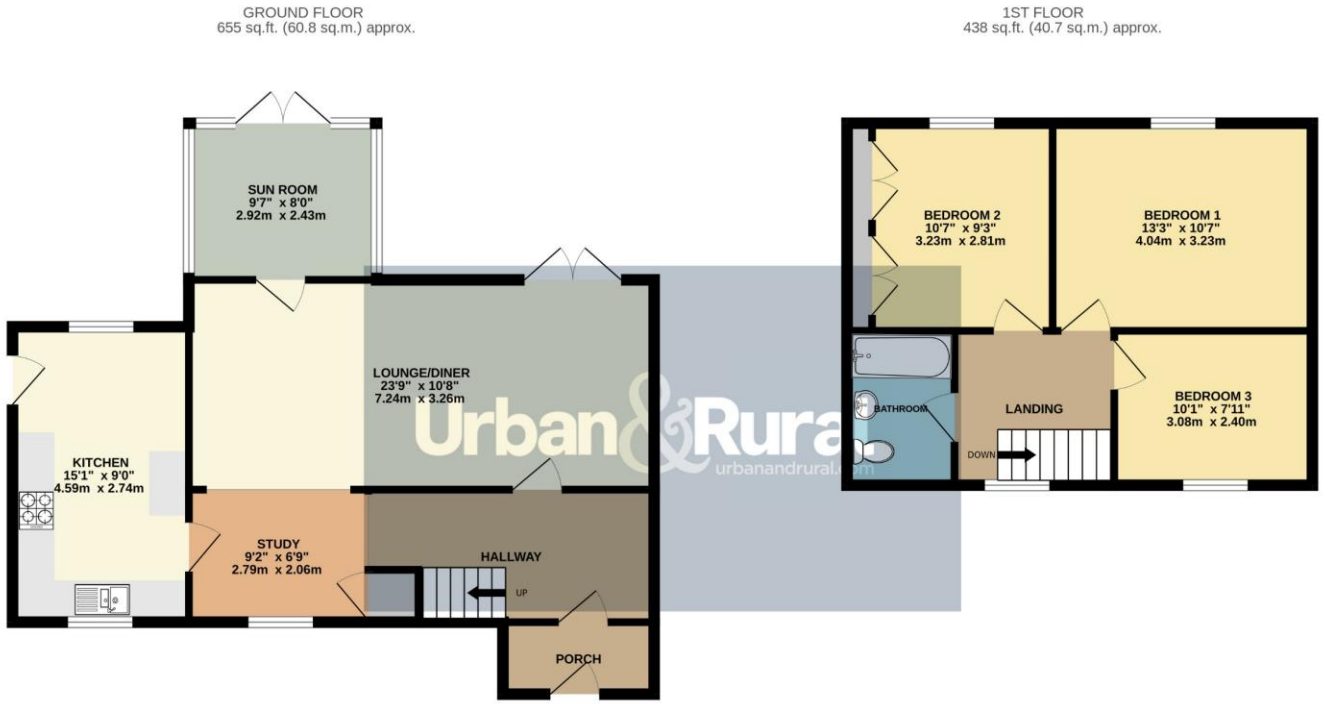
The village of Maulden is well positioned to cater for the commuter with the M1/A1 motorways both within a 20 minute drive, alternatively there are regular train links into London St Pancras from either Flitwick or Harlington platforms, taking a matter of 35/40 minutes respectively. There is a local convenience store and several well established eateries within a short distance from the property, further and more substantial amenities can be found in Ampthill offering a selection of small individually owned shops, hairdressers and a Waitrose Store. The area is renowned for its autonomous schooling at all levels including Redborne Academy, whilst there is a morning pick up from the village to both Redborne and the Bedford Harpur Trust Schools.







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TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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