



76a Ampthill Road, Maulden, Bedford, MK45 2DP Guide price £600,000 Freehold

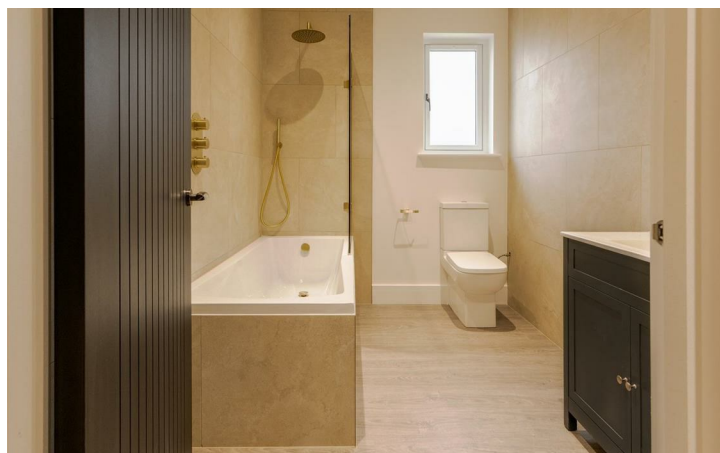


A magnificent, fully refurbished 2/3 bedroom detached bungalow situated on a generous plot in the sought after village of Maulden and with easy access to the adjacent market town of Amphill.

The property is now presented in as new condition and boasts a generous entrance hall, store/utility room, guest cloakroom, a feature 33 foot open plan living/dining/kitchen with high quality kitchen units and integrated Neff appliances, there is a superb sun room/snug/bedroom 3 with french doors leading to the rear garden and there are two generous double bedrooms with a shared contemporary bathroom suite.

Externally there is a part shared resin bond driveway leading to private parking for a minimum of 3 cars. To the rear there is a two tiered garden with a generous walled patio area and steps leading up to a sloping lawn at the rear.

Early viewing is recommended on this superbly finished home.



Entrance Hall

Store Cupboard

With window and housing the new central heating boiler

Lounge/Kitchen/Dining Room

33'4 x 12'2 (10.16m x 3.71m)

Fantastic dual aspect room with luxury kitchen and integrated Neff appliances

Bedroom 1

12'8 x 12'3 (3.86m x 3.73m)

Generous double room with window to the front

Bedroom 2

12'11 x 11'11 (3.94m x 3.63m)

Generous double room with window to the rear

Snug/Bedroom 3

11'11 x 11'5 (3.63m x 3.48m)

Feature Rooflight window and french doors leading to the patio area

Bathroom

Luxury contemporary bathroom suite

WC

Front garden

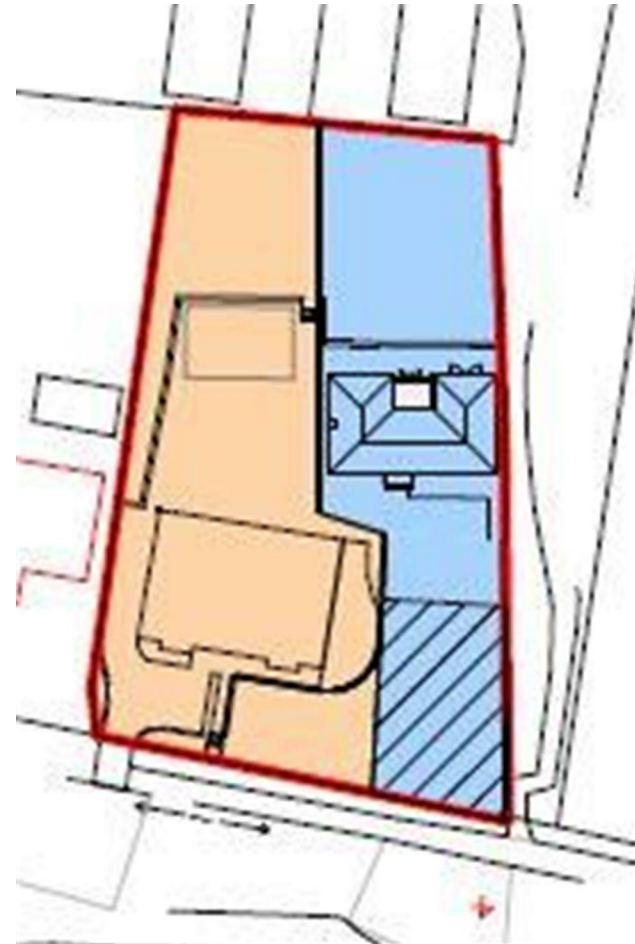
Shared access leading to private parking area for a minimum of 3 cars

Rear Garden

Generous walled patio area. steps leading up to sloping lawn enclosed by panel fencing

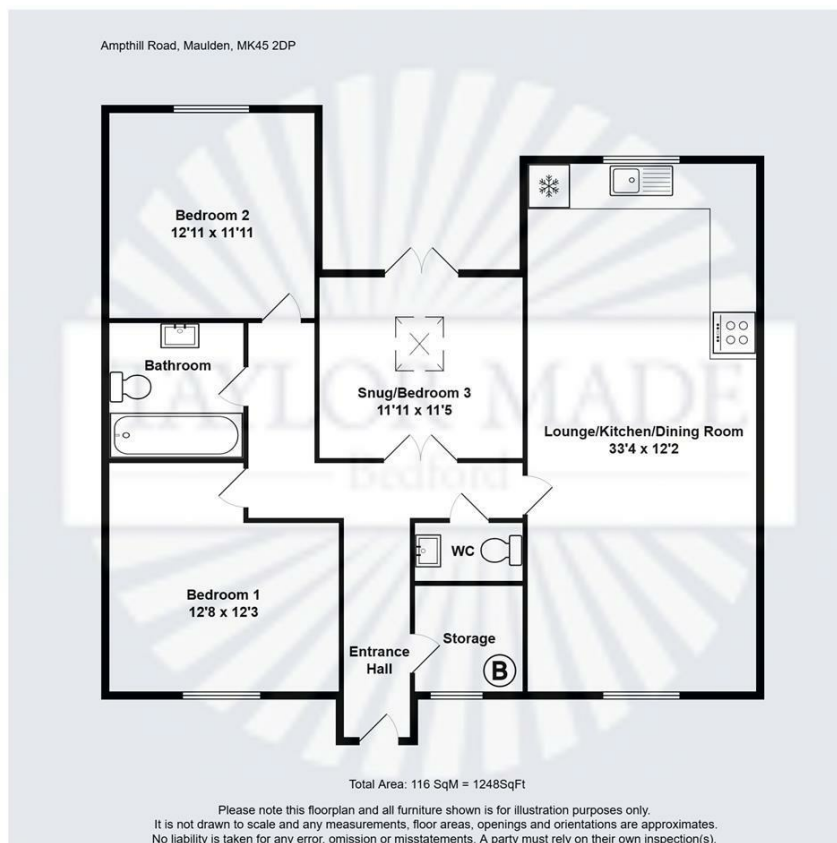
Maulden

Maulden is a charming village in Bedfordshire, ideally located for access to a range of local amenities, including shops, pubs, and highly regarded schools. The area is well-connected, with Flitwick and Harlington train stations nearby, offering direct links to London St Pancras. Residents can also enjoy the surrounding countryside, with numerous walking and cycling routes on the doorstep. This combination of village charm and excellent connectivity makes Maulden a highly desirable location for families.









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Central Bedfordshire : D

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential Ltd has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2023.



Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great
Denham, Bedford, MK40 4FU

01234 302043

bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

