



76 Ampthill Road, Maulden, Bedford, MK45 2DP Guide price £775,000 Freehold



A stunningly refurbished 4 bedroom detached chalet style home, situated on an elevated plot in the sought after village of Maulden and with easy access to the highly desirable market town of Ampthill.

The complete refurbishment of this property has been carried out by a reputed local builder and the property is now a virtual new build home.

The well planned and extremely well presented accommodation comprises of entrance hall, cloakroom, living room, fantastic Kitchen/dining/family room, master bedroom with en suite, further ground floor bedroom with en suite and two first floor bedrooms with a family bathroom on the first floor.

Externally the garden has been landscaped to a superb standard and there is a rendered outbuilding 3m x 2m that would serve as an excellent garden room/gym or office.

The property is offered with immediate vacant possession and internal viewing is highly recommended.



Entrance Hall

With feature staircase rising to the first floor

Lounge

17'10 x 14'8 (5.44m x 4.47m)

With bay window to the front and further window to the side

Kitchen/Dining/Family Room

30'6 x 16'7 (9.30m x 5.05m)

Superbly appointed with Neff integrated appliances and patio doors to the rear garden

WC

Bedroom 1

17'1 x 11'10 (5.21m x 3.61m)

Including dressing area and window to the rear

Ensuite 1

With rain shower head and vanity unit to the handbasin

Bedroom 4

13'9 x 10'5 (4.19m x 3.18m)

Overlooking the rear garden

Ensuite 2

With rain shower head and vanity unit to the handbasin

First Floor Landing

Bedroom 2

18'3 x 12'4 (5.56m x 3.76m)

Bedroom 3

18'3 x 9'6 (5.56m x 2.90m)

Bathroom

Luxuriously appointed bathroom with overbath shower and vanity unit under the handbasin

Garden Room

9'10" x 6'6" (3 x 2)

Independent outside room for office gym use

Front garden

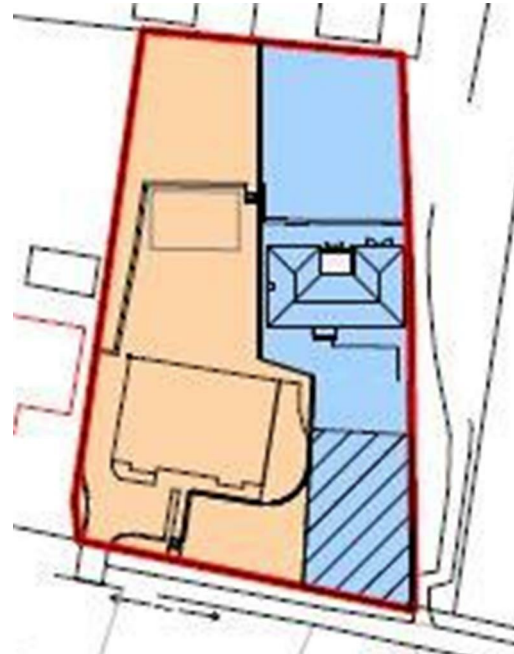
Resin bond driveway with parking for multiple cars

Rear Garden

Two tier garden with large entertainment area and further sloping lawn area

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.







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Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.



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			(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 environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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