



Poppy Drive, Ampthill

**CHANDLERS**  
FINE HOMES



# 38 Poppy Drive

Amphill, MK45 2AW  
£425,000



3 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band B

A Three DOUBLE bedroom six year old family property with two on plot parking spaces, a well equipped kitchen/Diner, well planned with an adjacent utility area and cloakroom The family bathroom is fitted with both a bath and shower cubicle. The top floor provides a principle bedroom suite with dressing area and en-suite shower room. The low maintenance garden has an upgraded patio and artificial lawn.

Amphill's historic town centre proves popular for its shops, bars, high quality restaurant's and park. Local schooling facilities for all age groups are within walking distance.

EPC Band B

Council Tax Band D £2360 Per Annum 24/25

Estate Management Charge £262 PA



- Three Double Bedrooms
  - Contemporary Integrated Kitchen/Diner - French Doors Opening to the Garden
  - Energy Performance Band B
  - Two Parking Spaces on The Plot
  - Principle Bedroom with Dressing Area & En-Suite Shower Room
  - Family Bathroom with both Bath & Shower Cubicle
  - 10 Year NHBC cover from 2019
  - Utility area & W.C
  - Walk to Ampthill Town, Schools & Park
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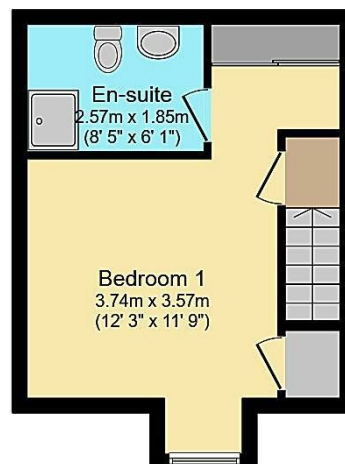
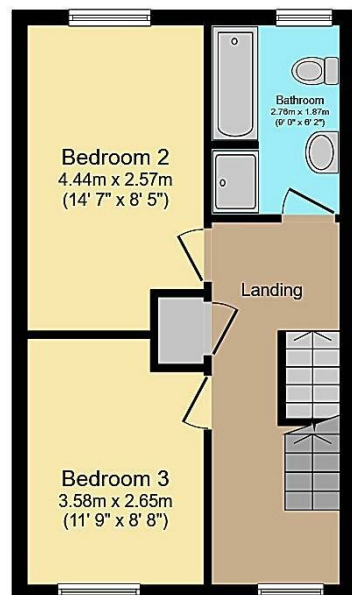
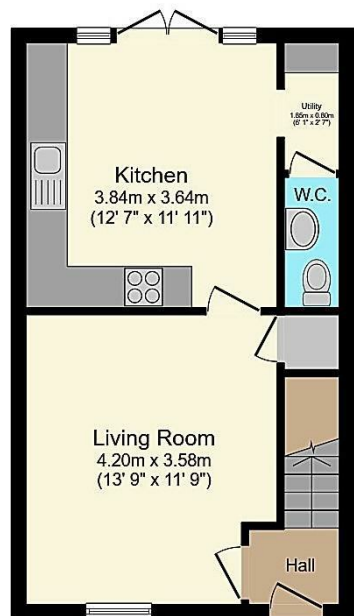






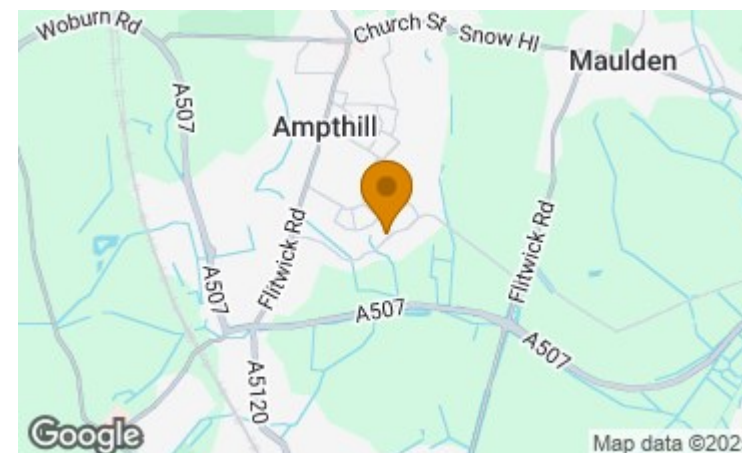
*'When we purchased this house, our first home, we wanted a family-friendly estate, in close proximity to Ampthill town centre for access to its great restaurants, bars and cafes, in addition to being a short drive away from Flitwick train station for easy access into London'*





## Additional/Material Information

- Local Authority is Central Beds
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These details .....

CHANDLERS INDEPENDENT ESTATE AGENTS, 01438 356635 sales@chandlers-estates.co.uk