



Flitwick Road, Maulden

CHANDLERS



# 35 Flitwick Road

Maulden, MK45 2BJ

£925,000



4 Bedrooms



2 Bathrooms



3 Reception Rooms



EPC Rating Band C

A FOUR DOUBLE bedroom detached family home occupying a generous plot with OPEN VIEWS to the rear and just a 20 minute walk from Ampthill Town centre. The spacious accommodation is in excess of 2700 Sq Ft and features OPEN PLAN living to the kitchen area, adaptable reception rooms and landscaped gardens making an ideal family and entertaining environment.

With property requires an internal inspection to appreciate the condition and upgrades & there is NO ONWARD CHAIN.

Council Tax Band G, EPC - C



- Four Double Bedroom
  - Generous Plot & Landscaped Gardens
  - in Excess of 2700 Square feet of well proportioned Accommodation
  - Open Plan Kitchen with Utility Area
  - Study/Office
  - En-Suite Shower Room + Family Bathroom with both Bath & Shower cubicle
  - Large Lounge with Log Burner
  - Dining Room
  - Garage with Plenty of additional Parking & EV point
  - No Onward Chain
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What makes it special... 'we purchased this property for our growing family 25 years ago due to its spacious accommodation, big garden and close proximity to Ampthill, schools and amenities. It has been a wonderful family and entertaining home and we have enjoyed every moment of it. The children are now adults and have their own homes so its time for another family to enjoy this lovely property'









### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

### Additional/Material Information

- Local Authority is Mid Bedfordshire
- Council tax Band G
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC