

Love Homes



Chiltern Close, Ampthill, Bedfordshire MK45 2QA

Enter through the porch into a 21ft lounge, perfect for relaxation and entertainment. The 22ft kitchen/diner is ideal for family meals and socializing. Upstairs, three spacious bedrooms provide ample personal space, complemented by a modern re-fitted shower room. The 18ft x 13.5ft oversized garage offers generous storage with potential for conversion into extra living space.



This property is presented by Patrick Graystone - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



2.4m



3



2



1

Tenure: Freehold

Council Tax: C



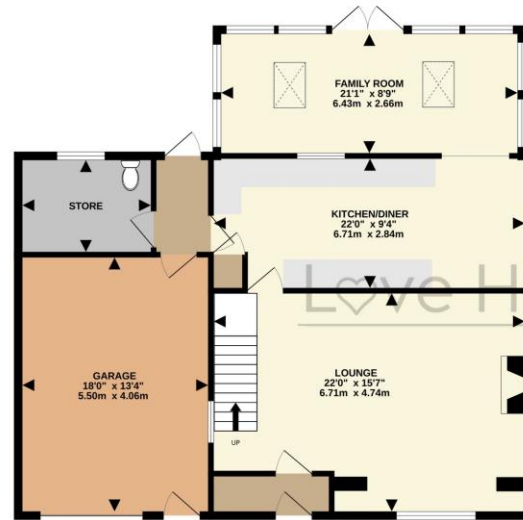
Ampt Hill, a charming Georgian market town, offers a diverse array of local amenities, including a Waitrose supermarket, as well as an assortment of independent shops and restaurants. The property is conveniently located within easy walking or cycling distance of well-regarded Lower, Middle, and Upper schools, making it ideal for families.

For those seeking broader shopping and leisure options, the nearby towns of Bedford and Milton Keynes provide extensive facilities. The area is also well-served by both state and private educational institutions, including the renowned Harpur Trust Schools in Bedford, with a bus service available from Ampt Hill.

Transport links are excellent, with convenient access to the M1 motorway via junctions 12 and 13. Flitwick, just a 10-minute drive away, offers a mainline railway service with regular trains to London St Pancras International, taking as little as 41 minutes, with connections to the City and Gatwick Airport. London Luton Airport, located 18 miles away, provides a range of domestic and international flights.



GROUND FLOOR  
1052 sq.ft. (97.7 sq.m.) approx.

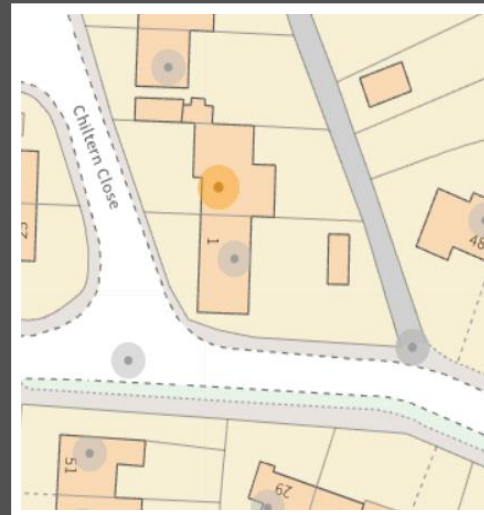


1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.1 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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5 The Russell Centre, Coniston Road, Flitwick, MK45 1QY  
Tel: 01525 713111

Email: [flitwick@lovehomes.uk](mailto:flitwick@lovehomes.uk)

[www.lovehomes.uk](http://www.lovehomes.uk)



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