

Love Homes



Birch Grove, Ampthill, Bedfordshire, MK45 2EJ

This home features a spacious entrance hall leading to a generous lounge/dining area, perfect for entertaining. The stylish kitchen/breakfast room boasts high-quality integrated appliances. A convenient downstairs W.C. adds practicality. Upstairs, the master bedroom offers built-in wardrobes and an en-suite, while two additional bright bedrooms provide ample space. The modern family bathroom ensures relaxation. Outside, the driveway accommodates three vehicles, and the well-designed rear garden includes a shed, outdoor tap, and power sockets for added convenience.



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.



2.1m



3



1



2

Tenure: Freehold Council Tax:



Selling properties in **Flitwick**, Silsoe, **Amphill**, Toddington, **Barton Le Clay**, Clophill and surrounding villages



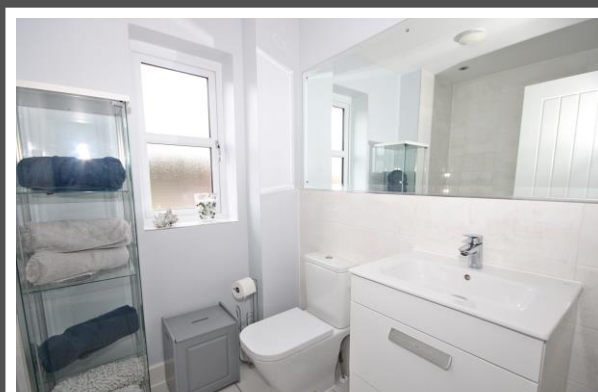
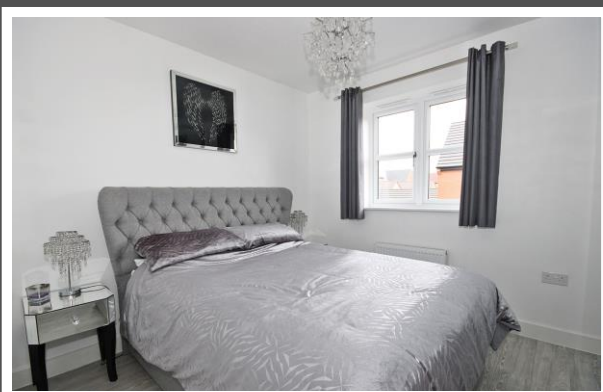


Amphill, a charming Georgian market town, offers a diverse array of local amenities, including a waitrose supermarket, as well as an assortment of independent shops and restaurants. The property is conveniently located within easy walking or cycling distance of well-regarded Lower, Middle, and Upper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

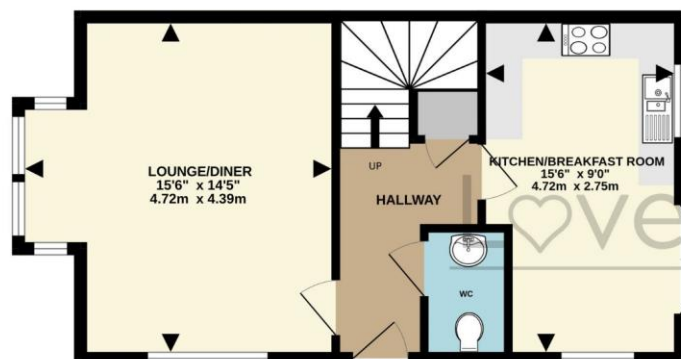
For those seeking broader shopping and leisure options, the nearby towns of Bedford and Milton Keynes provide extensive facilities. Additionally, Woburn, situated in the heart of the Duke of Bedford's Estate, features a selection of restaurants, shops, and the prestigious Woburn Golf and Country Club, which boasts three championship courses. 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 Amphill.

Transport links are excellent, with convenient access to the M1 motorway via junctions 12 and 13.

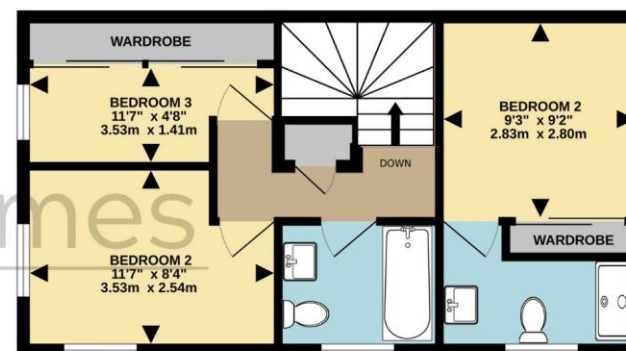
Flitwick, just a 10-minute drive away, offers a mainline railway service with regular trains to London St Pancras International, taking as little as 40 minutes.



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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