

Love Homes



Warren Road, Ampthill, Bedfordshire, MK45 2ST

Enter through a welcoming hallway into a bright, spacious 22-ft kitchen/diner, perfect for family meals or entertaining. The modern kitchen offers ample storage and worktop space. A separate lounge provides a cosy retreat with abundant natural light.

Upstairs, three well-sized bedrooms suit a growing family, with the master being generously proportioned. Bedroom 2 includes a separate shower, and the family bathroom offers a relaxing space.

Outside, well-maintained front, rear, and side gardens provide space for gardening or barbecues. A driveway sits conveniently beside the property.



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.



2.6m



3



1



1

Tenure: Freehold

Council Tax: C



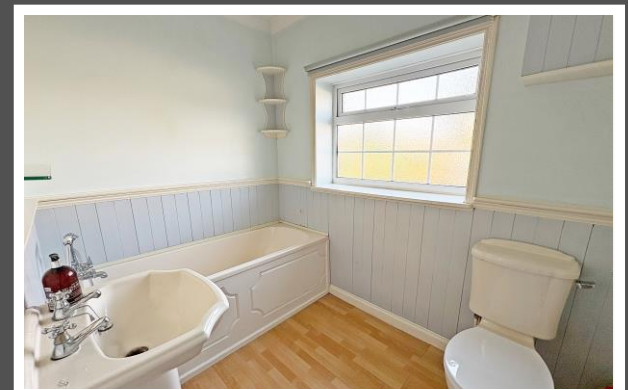
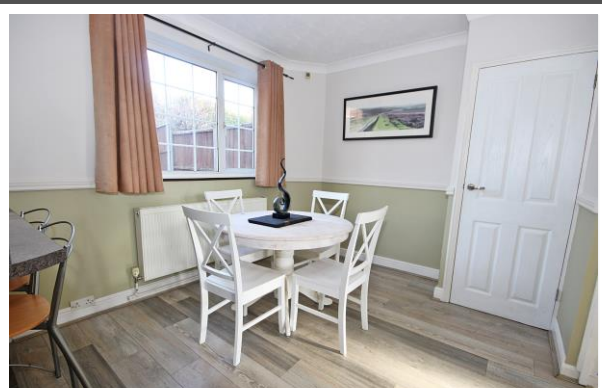
Amphill, a charming Georgian market town, offers a diverse array of local amenities, including a Waitrose supermarket, as well as an assortment of independent shops and restaurants. The property is conveniently located within easy walking or cycling distance of well-regarded Lower, Middle, and Upper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

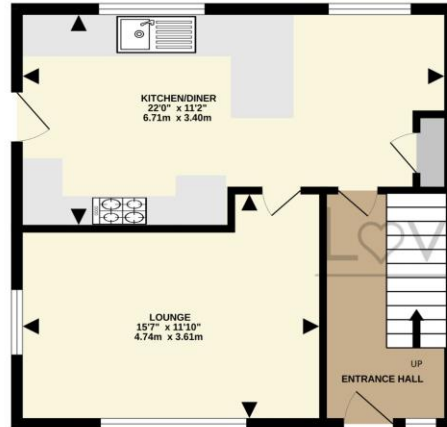
The area is also well-served by both state and private educational institutions, including the renowned Harpur Trust Schools in Bedford, with a bus service available from Amphill.

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

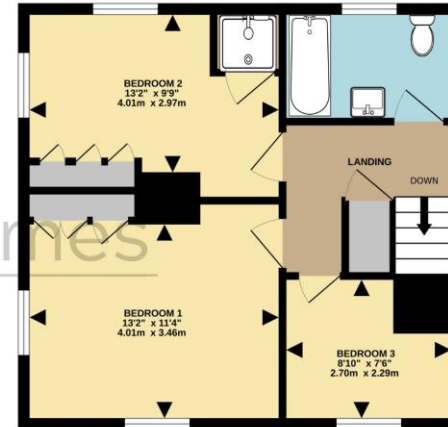
Flitwick, just a 10-minute drive away, offers a mainline railway service with regular trains to London St Pancras International.



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.9 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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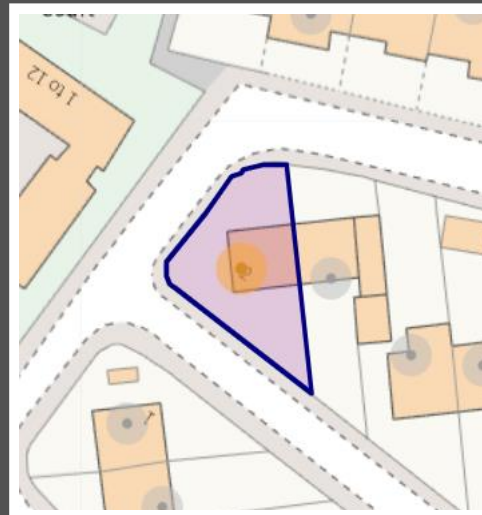
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING TO FOLLOW

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

Email: flitwick@lovehomes.uk

www.lovehomes.uk



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