

Love Homes



Park Street, Ampthill, Bedfordshire, MK45 2LR

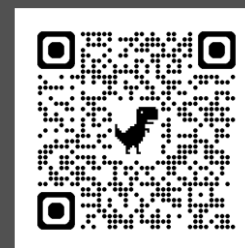
Located in central Ampthill, this charming home offers secure gated parking for 2–3 vehicles. The low-maintenance, south-facing garden has private side access, perfect for sunny days. Underfloor heating warms the ground floor, creating a cozy atmosphere.

The home features four double bedrooms, including a master suite with an en-suite shower room. Another en-suite and a family bathroom provide convenience. The sleek kitchen boasts granite worktops and integrated appliances, flowing into a spacious L-shaped kitchen/diner—ideal for entertaining. A bay-fronted lounge offers a peaceful retreat, with natural light enhancing the inviting ambiance.



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.



3.7m

Tenure: Freehold



4



1

Council Tax: E



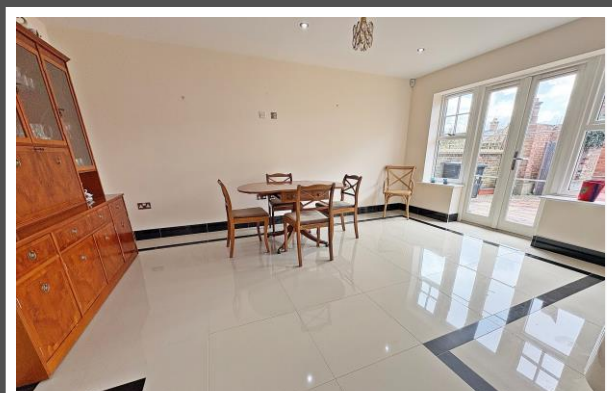
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Amphill, a charming Georgian market town, offers a diverse array of local amenities, including a Waitrose supermarket, as well as an assortment of independent shops and restaurants. The property is conveniently located within easy walking or cycling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





TOTAL FLOOR AREA : 1531 sq.ft. (142.3 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

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