

Love Homes



The Cedars, Dunstable Street, Ampthill, Bedfordshire, MK45 2JZ

This spacious and well-presented home features a large entrance hall leading to an 18ft lounge/diner, filled with natural light from sash windows with secondary glazing. A limestone fireplace adds elegance and warmth. The re-fitted kitchen offers generous storage and worktop space, ideal for everyday cooking. There are two bright double bedrooms and a modern, stylish wet room. Excellent storage is available throughout, both inside the apartment and in communal areas. Outside, beautifully maintained gardens create a peaceful retreat, while an allocated parking space and ample visitor parking provide convenience for residents and guests alike.



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.



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Tenure: Freehold

Council Tax: D



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
714 sq.ft. (66.3 sq.m.) approx.



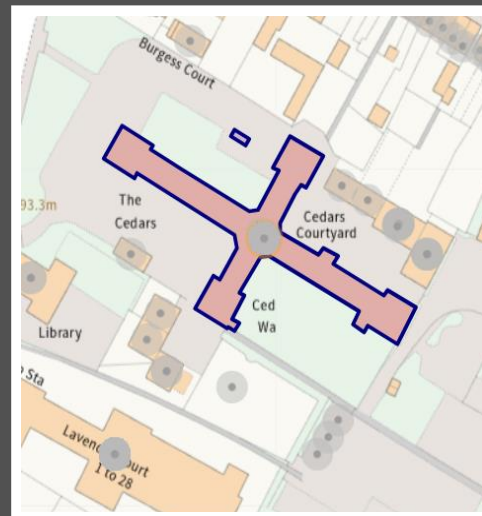
TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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