

# Love Homes



Water End, Maulden, Bedfordshire, MK45 2BB

This spacious bungalow offers a versatile layout designed for modern family living. At its heart is a stunning 20ft lounge/diner, ideal for relaxed evenings or entertaining, with flexibility for varied furniture arrangements. The 17ft kitchen/breakfast room provides a true culinary hub, with excellent storage, ample worktop space, and room for informal dining. Boasting four genuine double bedrooms, the home offers plenty of space for family, guests, or home offices. Two well-appointed bathrooms add convenience and ease to daily routines. Set on a generous plot of just under 0.5 acres, the property combines comfort, functionality, and outdoor space in an impressive package.



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.



3.5m

Tenure: Freehold



4



1

Council Tax: G



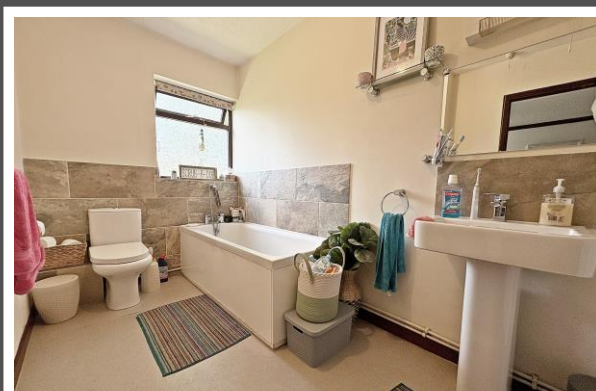
2



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Maulden, Bedfordshire, is a charming village surrounded by beautiful countryside, offering a perfect balance of rural living and modern convenience. Just a few miles from Ampthill and Flitwick, it benefits from nearby shops, schools, and rail links into London. The village itself boasts traditional pubs, a local shop, and strong community spirit, while Maulden Woods provides stunning walking trails and outdoor activities. With its mix of character homes, scenic views, and excellent connectivity, Maulden is highly sought after by families and professionals seeking a peaceful yet well-connected place to live.

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GROUND FLOOR  
1833 sq.ft. (170.3 sq.m.) approx.



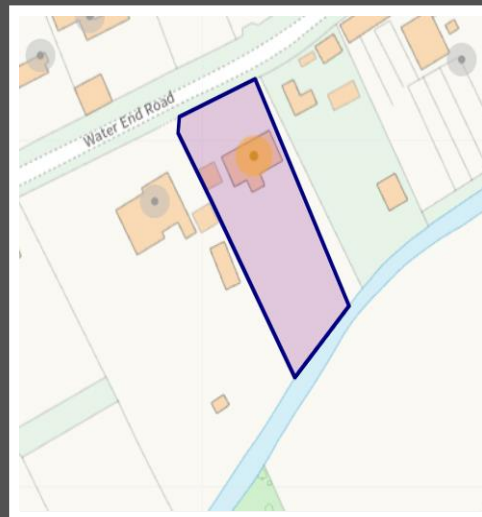
TOTAL FLOOR AREA: 1833 sq.ft. (170.3 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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