



**Connells**

Elder Way  
Amphill Bedford



## Property Description

We are pleased to offer for sale this 3 double bedroom family home, nestled within a fairly new development in the sought after historical town of Amphill. Immaculate condition throughout offering a modern kitchen with integrated appliances, well proportioned living room. 3 bedrooms and en-suite to master bedroom. Garden to rear and allocated parking. Early viewing is advised!

Amphill's popularity remains stronger than ever with its excellent schooling, Georgian Town centre hosting a vast array of businesses and with the abundance of surrounding parkland which extends across the beautiful greensand ridge. Historical references dating back as far as 1086 Amphill is known for its heritage with architectural beauty from St Andres Church, thatched cottages, Georgian Town houses, ex Duke of Bedford cottages contributing to the aesthetic street scene as you make your way through the town. The ruins of Houghton House on the edge of Amphill, as you exit on Bedford Road is a must see, a former house built by the Countess of Pembroke in 1621. Thames link rail line connecting us directly into London St Pancras International station from Flitwick Station and the M1 junctions 12 & 13.

Surrounding Amphill are popular villages, each with their own historical identity that attracts people from far and wide., Flitwick & Barton le Clay by covering Maulden, Clophill, Cranfield, Houghton Conquest, Lidlington, Marston Moretaine, Stewartby.

## Entrance / Hallway

Door to front leading to ground floor rooms, stairs rising to first floor. Radiator, built in storage cupboards.

## Cloak Room

Double glazed opaque window, low level wc, hand wash basin, radiator.

## Kitchen

10' 11" x 11' 8" ( 3.33m x 3.56m )

Double glazed window to front aspect, Wall to base fitted units, easy clean work surfaces, stainless steel sink with drainer, integrated gas hob with extractor above, integrated oven, integrated dishwasher, plumbing for washing machine. Radiator.

## Living Room

12' 2" x 16' 4" ( 3.71m x 4.98m )

Double glazed window, radiator, French patio door to garden.

## First Floor

### Landing

Access to bedrooms, bathroom and loft.

### Bedroom 1

10' 9" x 12' 7" ( 3.28m x 3.84m )

Double glazed window, radiator, access to en-suite.

### En Suite

Double glazed opaque window, shower cubicle, hand wash basin, low level wc, towel rail radiator.

### Bedroom 2

8' x 10' 9" ( 2.44m x 3.28m )

Double glazed window, radiator.

### Bedroom 3

8' x 11' 5" ( 2.44m x 3.48m )

Double glazed window, radiator.

### Bathroom

Double glazed opaque window, panelled bath with shower over, hand wash basin, low level wc, towel rail radiator.

## Outside

### Front Garden

Block paved parking area, path to front door.

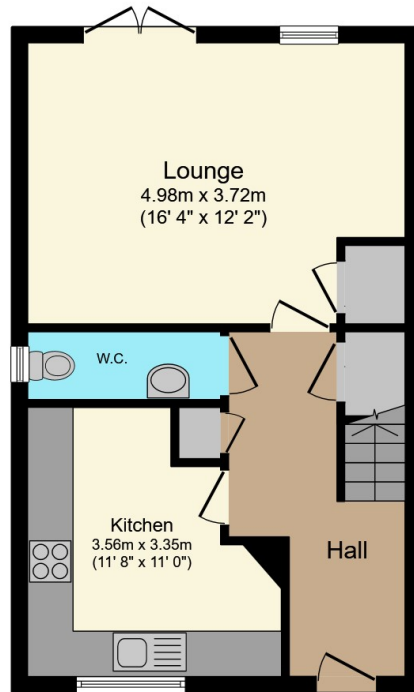
### Rear Garden

Neat lawn area, patio area, side gate access.

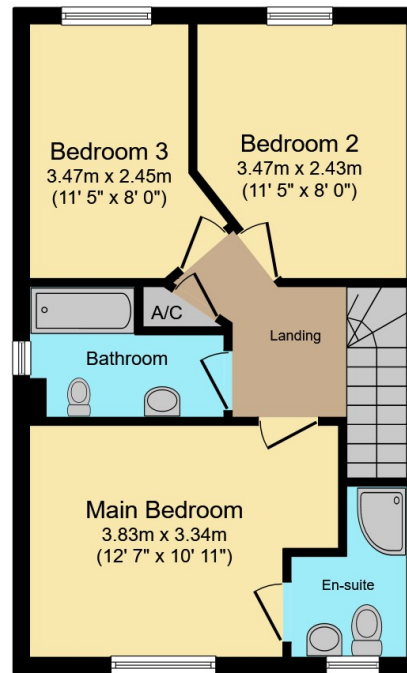








**Ground Floor**



**First Floor**

Total floor area 83.5 m<sup>2</sup> (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/FLI305829](https://www.connells.co.uk/Property/FLI305829)**



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Property Ref: FLI305829 - 0004