



Connells

Oak Tree Road
Amphill Bedford



Property Description

Connells are delighted to bring to market this immaculately presented three bedroom Semi Detached home in the heart of Amphill.

Positioned within the highly sought after and historic market town of Amphill, this well proportioned three bedroom semi-detached property offers versatile accommodation, off road parking and a private rear garden-making it an ideal purchase for families, professionals and those seeking a home that balances comfort with lifestyle appeal.

The property is approached via off road parking, Upon entry, a welcoming entrance hall sets the tone, giving access to a conveniently located downstairs bathroom and the principal living spaces.

To the rear of the home, a bright and spacious lounge/dining room provides an excellent setting for both everyday living and entertaining, enjoying a pleasant outlook and direct access to the garden. The modern kitchen is thoughtfully designed with contemporary fittings and practical work surfaces, offering a stylish yet functional space for cooking and dining.

Upstairs, the property continues to impress with three bedrooms, two of which are generous doubles, offering flexibility for family life, guest accommodation or home working arrangements.

Externally, the enclosed rear garden offers a private and secure environment-ideal for outdoor entertaining and relaxation.

Entrance / Hallway

Front door access via double glazed door to

front aspect. Under stair storage. Radiator.

Ground Floor Bathroom

Frosted double glazed window to front aspect. Bath with shower attachment. Toilet. Wash hand basin. Radiator. Extractor fan.

Kitchen

16' 4" x 7' 9" MAX (4.98m x 2.36m MAX)

Access to side parking via double glazed door to front aspect. Access to rear garden via double glazed door to side aspect. Radiator. Sink. High and low units. Induction hob. Extractor fan. Spotlights in ceiling. Double glazed windows in roof x 2. Integrated goods as follows - fridge/freezer, oven x 2, washing machine, dishwasher, wine cooler.

Living Room / Diner

22' MAX x 13' 6" MAX (6.71m MAX x 4.11m MAX)

Media wall. Radiators x 2. Spotlights in ceiling. Double glazed doors to rear aspect and back garden access. Double glazed windows in roof x 2.

First Floor

Landing

Access to bedrooms x 3. Loft access.

Bedroom 1

9' 10" x 11' 1" (3.00m x 3.38m)

Radiator. Double glazed window to front aspect. Built in storage cupboard.

Bedroom 2

8' 2" MAX x 8' 7" (2.49m MAX x 2.62m)

Radiator. Double glazed window to rear aspect

Bedroom 3

7' 6" x 5' 6" (2.29m x 1.68m)

Radiator. Double glazed window to rear aspect

Outside

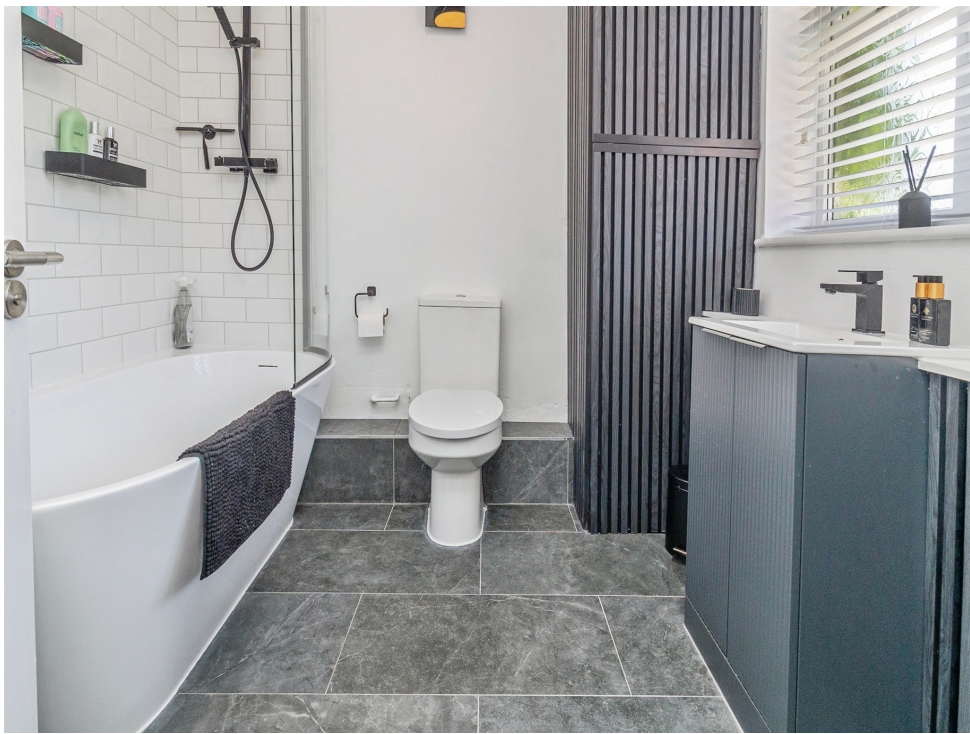
Front & Side Garden

Off road parking. Access to front door and side door via kitchen.

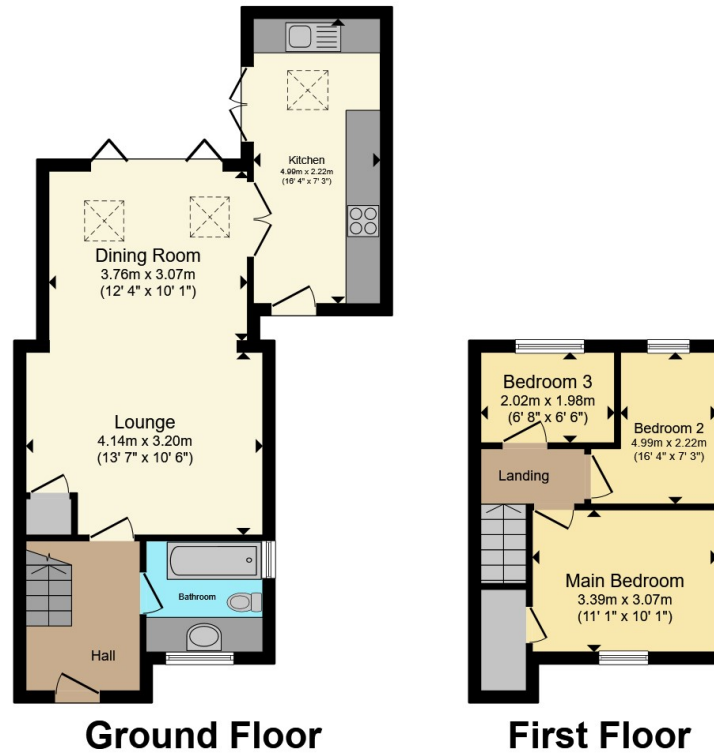
Rear Garden

Enclosed rear garden. Part gravel. Part patio. Multiple outdoor electric points. Accessed at two points via Kitchen door and Lounge/Diner door.









Total floor area 67.7 m² (728 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



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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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