



11 The Beeches
Maulden, MK45 2FP



Bradley Cooper
Partnered With
Simpsons
Property Experts

Nestled in the charming village of Maulden, The Beeches at Pine View Park offers a unique opportunity to own a brand new modern park home designed to an extremely high specification. This delightful property, measuring 45'x20', comprises of three generously sized bedrooms, including a master suite complete with an en-suite shower room and walk in wardrobe for added convenience..

Upon entrance into this property there is an entrance hallway with storage cupboard, three generously sized bedrooms and a three piece family bathroom suite. The master has the added benefit of walk-in-wardrobes and a en-suite shower room. Furthermore there is the open plan living/dining/kitchen, perfect space to relax or entertain. The kitchen comprises of several wall to base fitted stylish modern units with central island and integral appliances which include, washing machine, dish washer, fridge freezer, oven hob and extractor above.

Externally there is designated parking outside the property and the property comprises of an enclosed wrap around garden, which is mainly laid lawn.

Maulden is a Mid Bedfordshire village with local amenities that include a village church, shop, two public houses and more comprehensive facilities can be found in the nearby towns of Flitwick and Ampthill which is a popular Georgian market town which comprises of a selection of boutique shops, hairdressers and a Waitrose Store. Maulden is well positioned to cater for the commuter with the M1/A1 motorways being easily accessible, alternatively there are regular train links in to London St Pancras from either Flitwick or Harlington platforms, taking a matter of 35/40 minutes approx.

Pitch fees: £65 Per Week.

Small pet's allowed.

Over 50's only.

Guide price £359,100



3



2



2





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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