



Offered for sale with no upper chain. Enjoying an elevated position along Park Hill, this well-presented two-bedroom bungalow offers generous single-storey living, a light-filled conservatory overlooking the garden, and a peaceful setting. Walking distance to lively and historic Amphill town centre amenities.

## The Home

Set within one of Ampthill's most established residential areas, this thoughtfully arranged bungalow offers well-balanced accommodation with a strong sense of light, flow and privacy, all arranged across a single level.

The sitting room forms the heart of the home, a generously proportioned space that easily accommodates both lounge and dining furniture. Sliding doors open directly into the conservatory, creating a natural extension of the living space and drawing daylight deep into the room. With its pitched roof, ceiling fan and wrap-around glazing, the conservatory functions as a genuine second reception room, ideal for relaxing or entertaining while enjoying views across the garden.

The kitchen is neatly arranged and well finished, featuring modern white cabinetry, dark work surfaces and integrated appliances. A side window provides excellent natural light, while the arched opening into the hall adds a subtle sense of character and continuity through the home.

There are two comfortable bedrooms, both presented in a neutral style and enjoying good natural light. The principal bedroom offers generous proportions, while the second bedroom works equally well as a guest room, study or dressing room. The bathroom is fitted with a contemporary suite including a separate shower enclosure, vanity storage and tiled finishes, creating a clean, practical space ready for immediate use.

## Location

Park Hill sits within comfortable reach of Ampthill town centre, where a range of independent shops, cafés and everyday amenities can be found, including a Waitrose supermarket. For commuters, Flitwick mainline station lies nearby, providing fast and frequent services on the Thameslink line into London and beyond.

The property is also well placed for Ampthill Great Park, offering wonderful open green space, scenic walks and far-reaching views within one of the area's most historic parkland settings.

## Gardens & Grounds

Externally, the property benefits from attractively arranged gardens, set across gentle levels to the rear, offering privacy and a pleasant outlook. A patio area adjoining the rear of the property provides a lovely spot for outdoor seating and entertaining, with the added benefit of an electric awning for shade on warmer days. The home also benefits from a substantial underfloor storage area, accessed via a trap door in the kitchen floor with steps leading down. With power, lighting and partial carpeting, this provides a useful and practical storage space. In addition, an enclosed area beneath the conservatory offers further scope for storage, hobbies or workshop use. The property also benefits from a garage within a nearby block, providing convenient parking and additional storage options.

## Lifestyle & Appeal

With its manageable layout, level internal accommodation and easy-to-maintain grounds, the home will appeal to a wide range of buyers, including those seeking the comfort and convenience of

single-storey living within a well-connected and highly regarded market town.

## Viewing

All viewings are strictly by appointment through Bradshaws.

## AI Images

Some images may have been digitally enhanced for marketing purposes. The property layout and features remain unchanged.

## Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Council Tax Band: C  
EPC Rating: D