

Love Homes



Trilley Fields, Maulden, Bedfordshire, MK45 2US

A stylish and tastefully presented four bedroom townhouse situated in a small mews of Trilley Fields in Maulden. The ground floor accommodation includes the re-fitted kitchen, a 16'2 living room and a conservatory overlooking the rear garden. On the first floor you benefit from a pair of generous double bedrooms with fitted wardrobes a further bedroom and family bathroom. The second floor is entirely dedicated to a bedroom suite with ample storage and wardrobes and a modern en-suite. The rear garden is low maintenance and designed to be enjoyed while entertaining family and friends with a feature fireplace, nearby is a garage and driveway.



This property is presented by Stuart Scott - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



4.3m



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1



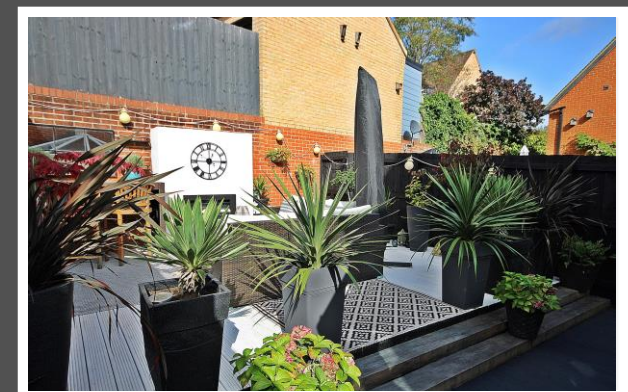
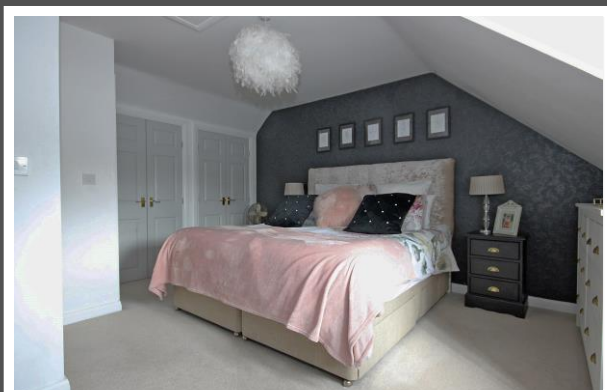
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Tenure: Freehold Council Tax Band:E





Maulden offers a peaceful retreat while still providing convenient access to nearby towns via the A6. Ampthill is within walking distance. The village retains a wonderful village appeal with local events such as the annual village fayre, beer festival at one of the two public houses & restaurants, scarecrow festival and much more. The village even has a visiting Post Office twice a week at the village hall. Situated on The Greensand Ridge Walk there is easy access throughout the village to this 40 mile walk and to the popular Maulden Woods with free entry and maintained and operated by Forestry England. Wildlife such as Monk jack, Deer, Foxes, Badgers & Owls are regularly seen throughout the village.





GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.

TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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5 The Russell Centre, Coniston Road, Flitwick, MK45 1QY
 Tel: 01525 713111

Email: flitwick@lovehomes.uk

www.lovehomes.uk



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