

Love Homes



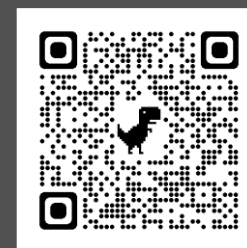
33 Grange Road, Ampthill, MK45 2PA

Situated in an established popular cul-de-sac this 3/4 double bedroom 1950's bay fronted detached home offers versatile accommodation with plenty of scope to create your perfect family home. The garage has been converted and could be an additional bedroom, family room or would be ideal if you work from home with easy access for clients without the need for them to enter the main property. The living room with bay window is now opening into the sizeable dining room with French doors onto a raised decked and covered veranda overlooking the rear garden. A separate kitchen gives access to the conservatory leading to a cloakroom and then into the converted garage.



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.



1.7m



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3



1

Tenure: Freehold Council Tax: D

Flitwick & Ampthill 01525 713111



Barton-le-Clay and Luton 01582 882440

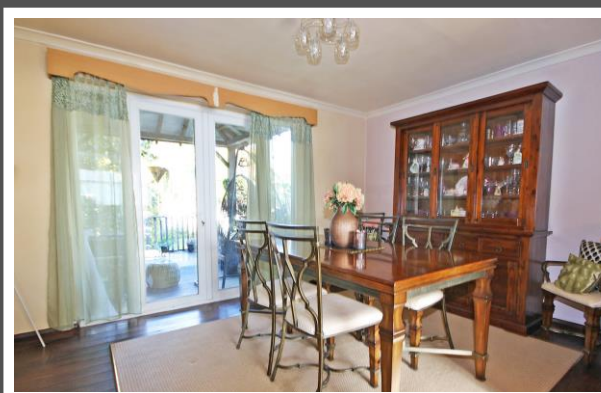


Biggleswade & Sandy 01767 669222

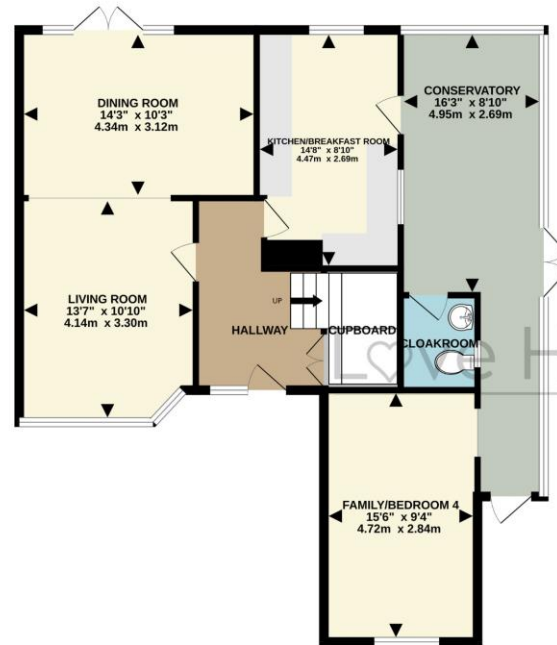


Within close proximity is access to Ampthill town centre and its extensive amenities, Waitrose store, parks and high street shops. The area is renowned for its well regarded schooling for all age groups, with 'Russell Lower', 'Firs Lower', 'Alameda' and 'Redborne' just a short walk away. There is also a local pick-up point for the Bedford Harpur trust private schools for both boys and girls.

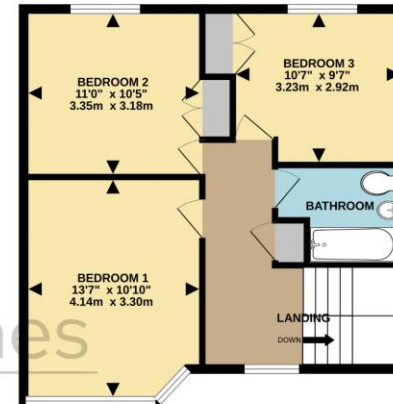
Links into London are from Flitwick station with a frequent service into St Pancras which takes as little as 40 minutes, major road links are from J13, M1 which is less than 15 minutes from the property.



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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