

Love Homes



Wagstaff Way, Ampthill, Bedfordshire MK45 2GH

Upon entering, you're welcomed by a spacious entrance hall, setting the tone for the stylish interiors. The front-facing kitchen is bright and well-equipped with ample storage and workspace. A standout feature is the large lounge/diner, perfect for relaxing or entertaining. Upstairs, there are three well-sized bedrooms and a luxurious, newly-fitted bathroom. Outside, the low-maintenance garden offers a peaceful retreat with minimal upkeep required.



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

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



2.0m



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Tenure: Freehold

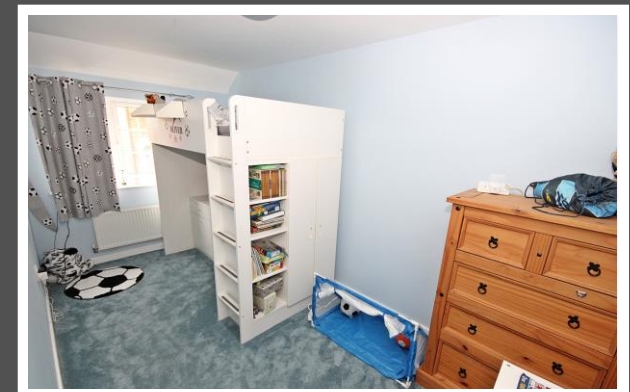
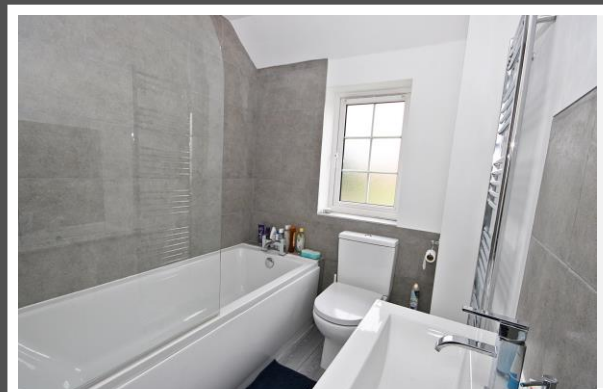
Council Tax: C



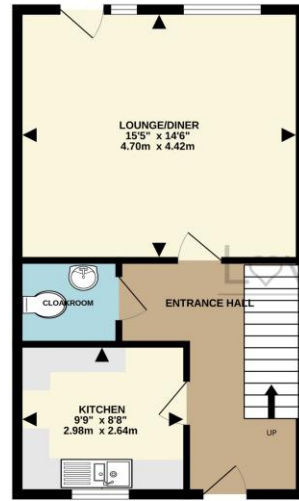
Amphill, a charming Georgian market town, offers a diverse array of local amenities, including a Waitrose supermarket, as well as an assortment of independent shops and restaurants. The property is conveniently located within easy walking or cycling distance of well-regarded Lower, Middle, and Upper schools, making it ideal for families.

For those seeking broader shopping and leisure options, the nearby towns of Bedford and Milton Keynes provide extensive facilities. Additionally, Woburn, situated in the heart of the Duke of Bedford's Estate, features a selection of restaurants, shops, and the prestigious Woburn Golf and Country Club, which boasts three championship courses. The area is also well-served by both state and private educational institutions, including the renowned Harpur Trust Schools in Bedford, with a bus service available from Amphill.

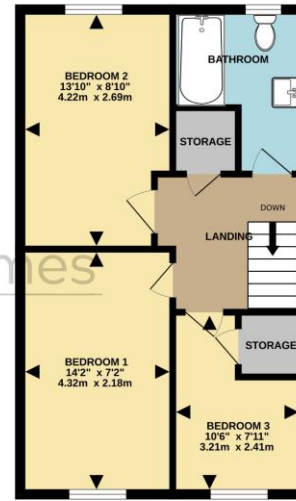
Transport links are excellent, with convenient access to the M1 motorway via junctions 12 and 13. Flitwick, just a 10-minute drive away, offers a mainline railway service with regular trains to London St Pancras International, taking as little as 41 minutes, with connections to the City and Gatwick Airport. London Luton Airport, located 18 miles away, provides a range of domestic and international flights.



GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



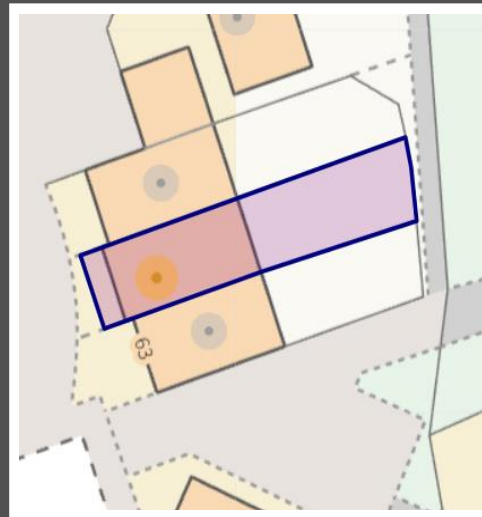
1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA - 917 sq.ft. (85.2 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate. Made with Metropix ©2024

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

EPC RATING  
TO FOLLOW



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