



9 Hall End Close
Maulden | Bedfordshire | MK45 2AH

FINE & COUNTRY

9 HALL END CLOSE

“It was the tranquil countryside location which first drew us to the property,” say the current owners of this modern 4 bedroom Bedfordshire home at 9 Hall End Close. “The semi-rural situation benefits from a wealth of woodland and country walks, whilst being within easy reach of nearby towns for work and school.”



Seller Insight

“ Since moving in, the owners have made various improvements to the property. “We have extended the dining room to match the depth of the kitchen,” they say, “also creating more space in the bedroom above. The bathroom suites and kitchen have also been updated, with a high quality finish which makes our home feel very very comfortable and well appointed.”

With its three reception rooms and a pleasant garden, the property is ideal for everyday life and entertaining alike. “We have plenty of space to host family and friends in the kitchen, dining room or lounge,” say the owners, “while the secluded patio in the garden provides a peaceful place to entertain guests in the summertime.”

The location of the property has much to offer, too. The centre of Maulden village boasts various amenities, including a village church, shop, two pubs and a local school.

Within easy walking distance the nearby village of Clophill has everything needed for everyday living with a Co-op store and Post Office by the village green and also a Public House and restaurant. Clophill also offers a school and church.

A mere 2 miles away stands the English heritage recognised Wrest Park House with its delightful gardens.

A wider range of shops and services can be found nearby in Flitwick and the popular Georgian market town of Ampthill whilst the major centres of Luton and Milton Keynes are both within convenient reach. The M1 and A1 motorways also are both easily accessible. There are good bus services into Bedford and Luton, while Flitwick and Harlington train stations both offer fast rail links to London St Pancras.

“Each room has its own character according to its outlook. We like to sit in the front reception room or equally at the rear of the house looking out over the garden.”

“We love the house itself, but most of all we shall miss its location, being in a small quiet close yet within easy reach of nearby villages and towns.”

“There are so many beautiful walks in the area, whether through the woods or in the surrounding countryside.”

“The property is perfect for entertaining, particularly since the extension to the dining room, as we have plenty of space to welcome family and friends for dinner parties. The garden serves well for summer barbecues in the warmer months.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



It was the tranquil countryside location which first drew the owners to the property.

This is an ideal location, being secluded yet within easy reach of nearby villages and towns. Nearby there are many beautiful walks in the area, whether through the woods or in the surrounding countryside.

The location of the property has much to offer, too. The adjacent village of Clophill has everything for everyday needs. There is a small supermarket by the village green and a Post Office within walking distance. Maulden also boasts various amenities, including a village church, shop, two pubs and a local school. A wider range of shops and services can be found in Flitwick and the popular Georgian market town of Ampthill, just a couple of miles up the road. Luton and Milton Keynes are both within convenient reach too, with the M1/A1 motorways easily accessible.









“ Each room has its own character according to its outlook. We like to sit in the front reception room or equally at the rear of the house looking out over the garden.”



















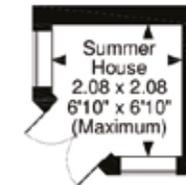
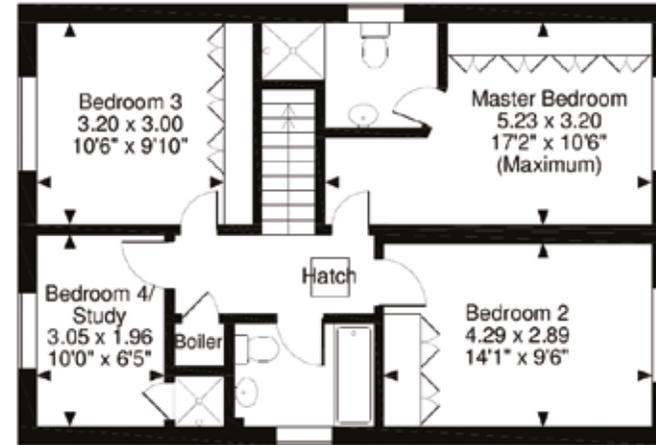
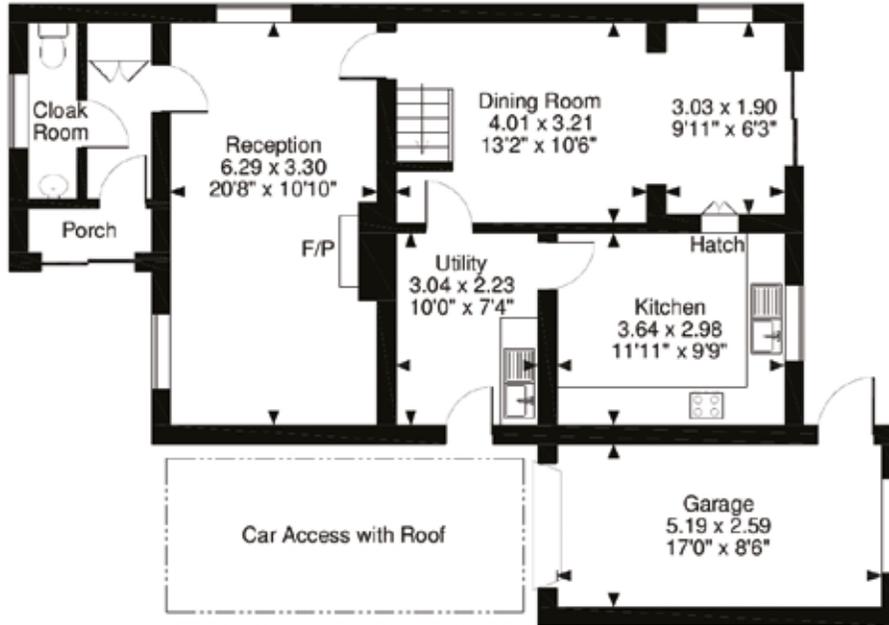
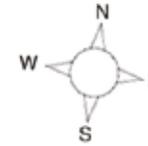


“ We love the house itself, but most of all we shall miss its location, being in a small quiet close yet within easy reach of nearby villages and towns.”





Hall End Close, Maulden, Bedford
Approximate Gross Internal Area
Main House = 1423 Sq Ft/132 Sq M
Garage = 145 Sq Ft/13 Sq M
Summer House = 41 Sq Ft/4 Sq M
Total = 1609 Sq Ft/149 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8381450/SS





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0) 1234 607999
bedford@fineandcountry.com
38 Mill Street, Bedford, Bedfordshire, MK40 3HD

