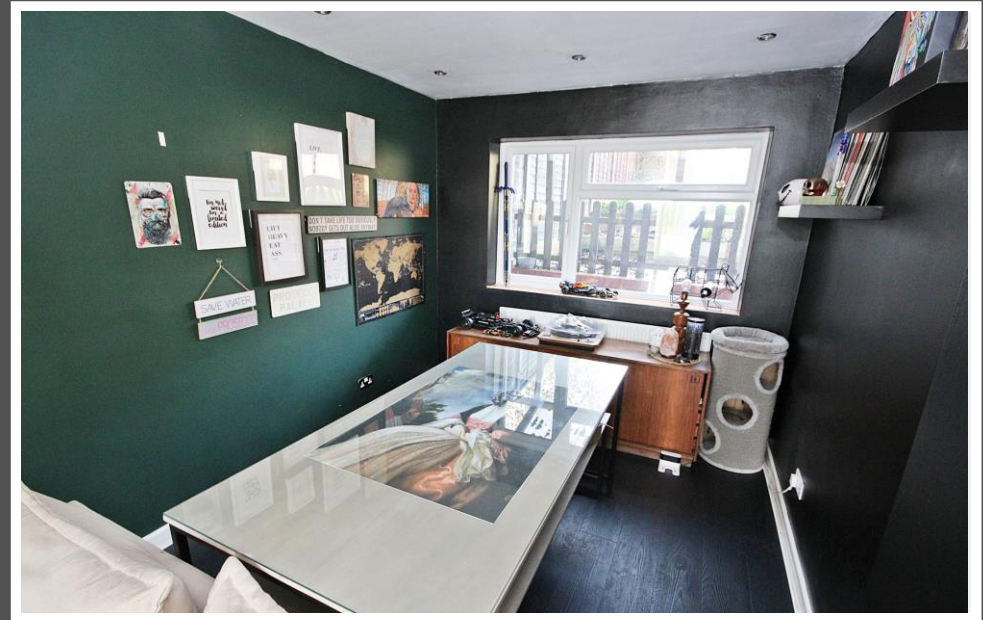


Love Homes



Twon Shott, Clophill, Bedfordshire MK45 4BN

Step inside to an inviting, bright atmosphere with a spacious 23ft lounge/diner. The well-equipped kitchen, featuring ample storage and modern appliances, makes cooking a pleasure, while a utility room keeps laundry neatly organized. A convenient downstairs W.C. completes the ground floor. Upstairs, discover three comfortable bedrooms and a stylish, four-piece bathroom suite. Outside, enjoy both front and rear gardens, perfect for relaxation and entertaining.



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.



5.1m



3



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1

Tenure: Freehold

Council Tax: C



The village of Clophill is perfectly situated for commuters, with both the M1 and A1 motorways just a 20-minute drive away. Additionally, regular train services from nearby Flitwick or Harlington stations, both within a 10-15 minute drive, provide direct access to London St Pancras in just 35 to 40 minutes. Local amenities include a convenience store and the popular gastro pub, The Flying Horse. Clophill is also known for its excellent schooling, including St. Mary's Nursery and Lower School, numerous public footpaths and bridleways are within easy reach, making it an ideal location for outdoor enthusiasts. The nearby town of Ampthill also offers a variety of independent shops, hairdressers, and a Waitrose for more extensive options



GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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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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