

Love Homes



Wagstaff Way, Ampthill, Bedfordshire, MK45 2GH

The ground floor offers spacious, practical living, including a generous 24ft lounge/diner ideal for relaxing and entertaining. The 19.5ft kitchen/breakfast room provides a bright space for everyday meals, complemented by a front-facing study and a convenient downstairs W.C. Upstairs are four well-proportioned bedrooms, with the principal bedroom featuring a refitted en suite, plus a family bathroom serving the others. Outside, a west-facing rear garden offers an enjoyable retreat. There is parking in front of the garage, which has conversion potential, additional overhead storage, and an EV charging point. The exterior is well maintained throughout.



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



4



1



2

Tenure: Freehold

Council Tax: E



Amphill, Bedfordshire, is a charming historic market town known for its vibrant community and picturesque setting. Steeped in history, it was once home to Amphill Castle, where Catherine of Aragon lived during her separation from Henry VIII. The town boasts a lively centre with independent shops, cafés, and traditional pubs, along with regular markets and local events. Surrounded by beautiful countryside, including Amphill Great Park, it offers excellent opportunities for walking and outdoor leisure. With strong transport links to Bedford, Milton Keynes, and London via nearby Flitwick station, Amphill combines rural charm with modern convenience, making it a highly desirable place to live.

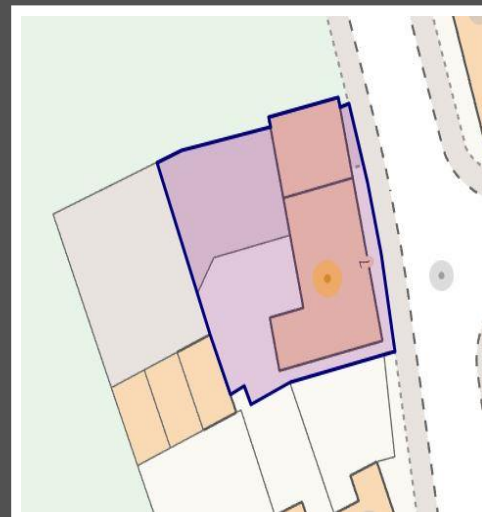


Approximate Gross Internal Area
 Ground Floor = 63.3 sq m / 681 sq ft
 First Floor = 51.5 sq m / 554 sq ft
 Garage = 14.1 sq m / 152 sq ft
 Total = 128.9 sq m / 1,387 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	85 B
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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