



Maulden Road

Flitwick,
Bedfordshire, MK45 5BW
£425,000

country
properties

This link-semi detached bungalow offers versatile single storey living including a living room with feature fireplace, open plan dining room, fitted kitchen and bathroom. There are three bedrooms, one of which extends to 26'7" in length and features French doors opening onto a decked terrace giving the option to utilise as a further reception if preferred. The property also offers potential for loft conversion (subject to regulations) which would take advantage of the rear countryside views. There is an attractive garden to the rear with garage beyond, whilst ample parking is provided at both front and rear. The property is pleasantly situated on the town outskirts, nearing Flitwick Moor and Folly Wood, yet within 0.7 miles of the amenities at its heart (including mainline rail station with a direct service to St Pancras International). EPC Rating: D.

GROUND FLOOR

ENTRANCE

Access via opaque double glazed leaded light effect front entrance door with matching sidelights to:

DINING ROOM

Double glazed window to side aspect. Radiator. Built-in storage cupboards. Open access to living room. Doors to inner hall and to:

KITCHEN

Double glazed window and opaque double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Tiled splashbacks. Built-in double oven, hob and extractor. Space for refrigerator and freezer. Space and plumbing for washing machine. Wood panelled ceiling.

LIVING ROOM

Double glazed bow window to front aspect with leaded light effect toplights. Feature brick-built fireplace. Radiator.

INNER HALL

Hatch to loft. Built-in cupboard housing water tank. Doors to all bedrooms and bathroom.

BEDROOM 1

Double glazed window to rear aspect. Radiator. A range of fitted wardrobes to one wall.

BEDROOM 2

Double glazed French doors and windows to rear aspect. Two radiators. Dividing archway with step down.

BEDROOM 3

Double glazed window to side aspect.

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: P-shaped bath with mixer tap and wall mounted shower over, close coupled WC and wall mounted wash hand basin with mixer tap. Wall tiling. Heated towel rail.



OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a timber decked seating area with balustrade, leading to the mainly lawned garden. A variety of trees and shrubs. Water feature. Outside lighting and cold water tap. Crazy paved pathway leading to gated rear access/garage. Enclosed by fencing.

GARAGE

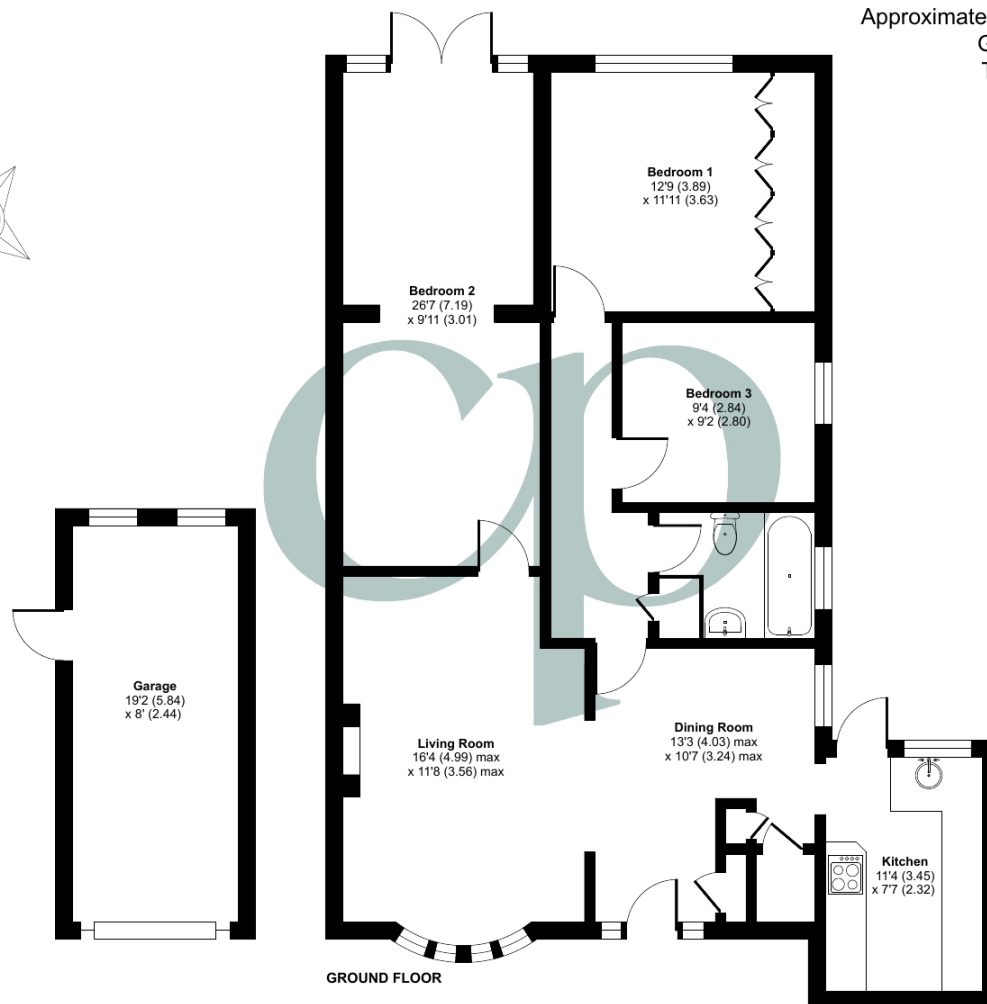
Metal up and over door. Two windows to rear aspect. Power and light. Courtesy door to rear garden. (Situated at rear of property - Via shared access from Maulden Road).

OFF ROAD PARKING

Block paved frontage providing off road parking for approx. three/four vehicles. Additional parking for approx. two vehicles to rear of property in front of garage.

Current Council Tax Band: C.





Approximate Area = 1031 sq ft / 95.7 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1184 sq ft / 109.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)		
(69-80)	C	65
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Country Properties. REF: 1286531

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country
properties