



High Street

Westoning,  
Bedfordshire, MK45 5JG  
£300,000

country  
properties



Set within the heart of a popular village, this beautifully presented end-terrace home offers the perfect blend of comfortable living and practical features, conveniently positioned for access to the primary school and local shops, with excellent transport links nearby. The property features a wonderful 23ft (max) open plan living/dining room, with the dual aspect creating a bright and airy atmosphere, whilst the adjacent kitchen is fitted with a range of modern units complete with oven, hob and extractor plus integrated fridge/freezer. There are three bedrooms to the first floor, along with a stylish family bathroom. The enclosed courtyard style rear garden is designed for ease of maintenance, and a garage and driveway provide convenient parking at the rear. Handy for commuters, Flitwick and Harlington's mainline rail stations, along with the M1 (J12) are all within 1.9 miles. EPC: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts and canopy porch over. Radiator. Stairs to first floor landing. Door to:

### LIVING/DINING ROOM

Dual aspect via triple glazed window to front and double glazed French doors to rear. Two radiators. Wood effect flooring. Recessed spotlighting to ceiling. Built-in under stairs storage cupboard. Open access to:

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in electric oven and hob with tiled splashback and extractor over. Integrated fridge/freezer. Space and plumbing for washing machine. Radiator. Floor tiling. Recessed spotlighting to ceiling.

## FIRST FLOOR

### LANDING

Built-in cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Two double glazed windows to front aspect. Radiator. Wood effect flooring. Built-in storage cupboard. Recessed spotlighting to ceiling.

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

### BEDROOM 3

Double glazed window to rear aspect. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

### FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.



## OUTSIDE

### FRONT GARDEN

Laid to block paving. Brick-built raised planters.

### COURTYARD STYLE REAR GARDEN

Mainly laid to paving. Raised shrub borders.  
Cold water tap. Enclosed by timber fencing and  
brick walling with gated side access.

### GARAGE

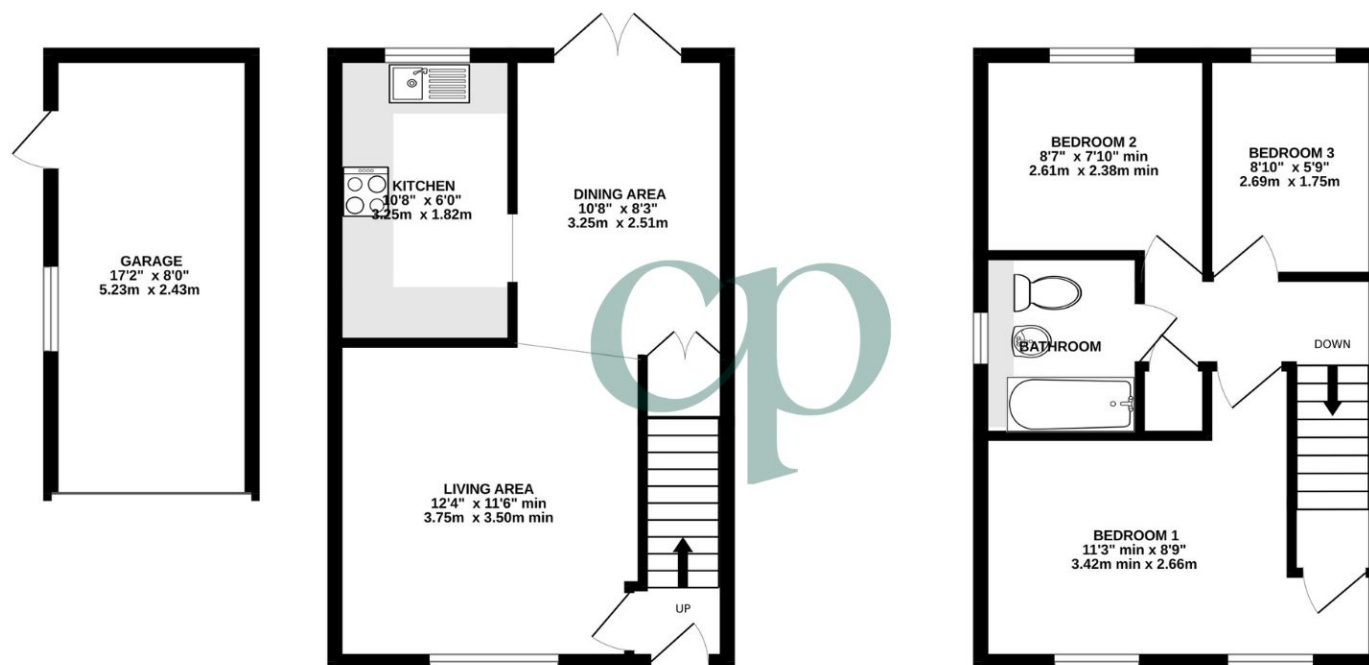
Up and over door. Double glazed window and  
part double glazed courtesy door to rear  
garden. Power and light.

### OFF ROAD PARKING

Off road parking to the rear of the property,  
leading to garage. (Accessed via Sanderson  
Close).

Current Council Tax Band: C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	86
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	70
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

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