



Kent Close

Westoning,
Bedfordshire, MK45 5LW
£550,000

country
properties

Set within a village cul-de-sac, this family home has been reconfigured and extended to the ground floor and now features a wonderful open plan kitchen/dining room which spans the width of the property and leads directly to the south-westerly facing rear garden via triple bi-fold doors, creating a fabulous entertaining space. There is a 17ft living room plus a further reception, ideal as a home office, and a guest cloakroom/WC. Three of the four bedrooms offer built-in wardrobes, the principal with en-suite shower room, and there is a further shower room on the first floor. Parking is provided via the block paved driveway which extends to the front and side of the property, in addition to a single garage. EPC Rating: C.

LOCATION

Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. A garden centre with farm shop is located just within the boundary on the road to Flitwick. Commuters are well served by the mainline rail stations at nearby Flitwick and Harlington (each within 2 miles) with trains to St Pancras within 45 minutes. Junction 12 of the M1 is approx. 1.8 miles and London Luton International Airport is within 12.2 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed leaded light effect inserts. Stairs to first floor landing with glazed balustrade and built-in storage cupboard beneath. Wood effect flooring. Radiator. Oak doors to living room, study, kitchen/dining room and to:

GUEST CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Heated towel rail. Wall mounted gas fired boiler and fuse box.

LIVING ROOM

Double glazed window to front aspect. Two radiators. Television point.

STUDY

Double glazed window to front aspect. Radiator. Wood effect flooring.

KITCHEN/DINING ROOM

Double glazed window and triple bi-fold doors to rear aspect. A range of base and larder style units with granite work surface areas incorporating recessed 1½ bowl sink with mixer tap. Two built-in ovens. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Island unit providing further storage with granite top incorporating induction hob with ceiling mounted extractor above, extending to provide a breakfast bar area. Recessed spotlighting to ceiling. Wood effect flooring. Radiator. Built-in storage cupboard. Upright column style radiator.

FIRST FLOOR

LANDING

Hatch to loft. Built-in airing cupboard housing water tank. Oak doors to all bedrooms and shower room.

BEDROOM 1

Double glazed window to front aspect. Radiator. Built-in wardrobes. Oak door to:



EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with Aqualisa shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Wall and floor tiling. Recessed spotlighting to ceiling. Heated towel rail. Extractor.

BEDROOM 2

Double glazed window to front aspect. Radiator. Built-in wardrobe.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Built-in wardrobe.

BEDROOM 4

Double glazed window to rear aspect. Radiator.

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower with Aqualisa shower unit, WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a paved patio area which extends alongside the lawned garden. A variety of trees and shrubs. Outside lighting and cold water tap. Enclosed by fencing and hedging with gated side access.

GARAGE

Single brick-built garage with pitched, tiled roof. Metal up and over door. Part double glazed personal door to side aspect. Power and light. Eaves storage.

OFF ROAD PARKING

Block paved driveway providing access to garage, extending to the front of the property to provide additional parking. Lawn area. Various shrubs. Outside light.

Current Council Tax Band: F(i).

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market; Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

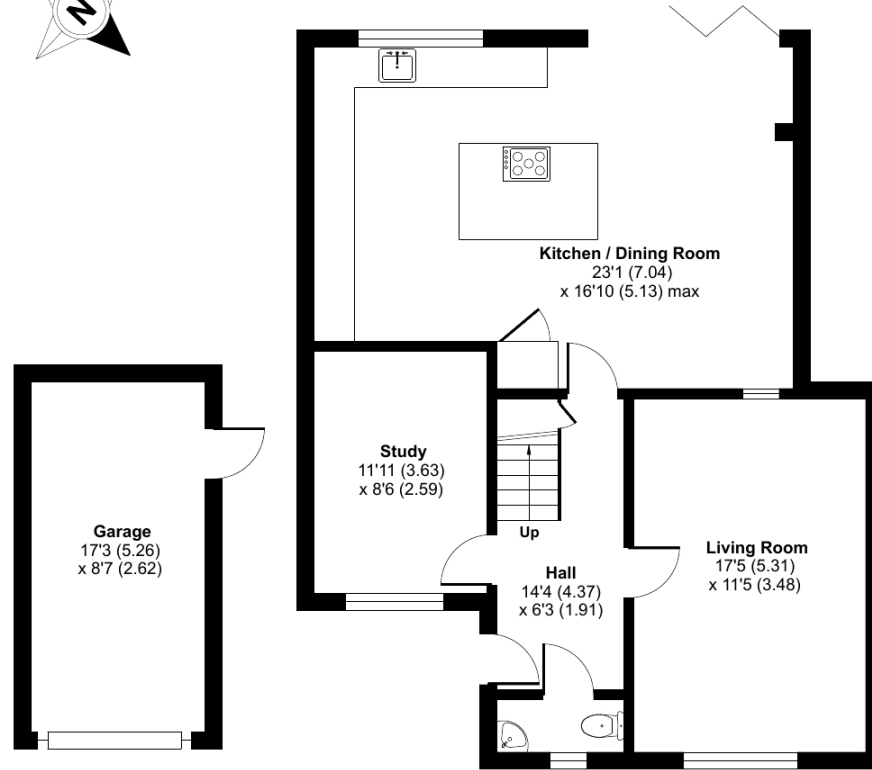
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

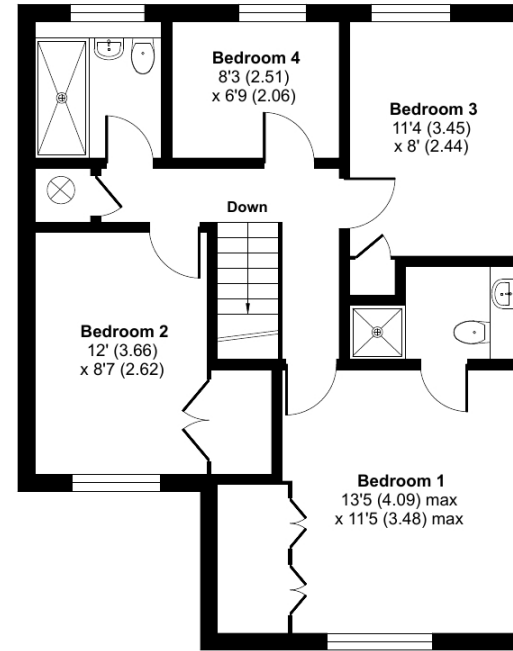


Approximate Area = 1600 sq ft / 149 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	75	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 892760



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

Viewing by appointment only

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