



# Buckingham Mews

Flitwick,  
Bedfordshire, MK45 1TB  
**£425,000**

country  
properties



This detached home with adjacent garage and parking for two vehicles is pleasantly situated within a cul-de-sac location. The accommodation features a spacious 24'7" open plan reception room providing areas to relax and dine, with French doors leading directly to the rear garden. In addition, there is a fitted kitchen and cloakroom/WC, whilst the first floor offers three bedrooms along with a modern shower room with three piece suite. Commuters are well served via Flitwick's mainline rail station (0.8 miles on foot) providing a direct service to St Pancras International and London Thameslink stations, whilst M1(J12) is approx. 4.2 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque glazed decorative insert. Radiator. Karndean wood effect flooring. Stairs to first floor landing. Part glazed door to living/dining room. Further door to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Tile effect flooring.

### LIVING/DINING ROOM

Dual aspect via double glazed bow window to front and double glazed French doors to rear. Two radiators. Built-in under stairs storage cupboard. Karndean wood effect flooring. Door to:

### KITCHEN

Double glazed window to rear aspect. Part opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and gas hob with extractor over. Built-in double electric oven. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Tiled splashbacks. Radiator. Tile effect flooring.

## FIRST FLOOR

### LANDING

Opaque double glazed window to side aspect. Hatch to loft. Built-in storage cupboard. Doors to all bedrooms and shower room.

### BEDROOM 1

Double glazed window to front aspect. Radiator.

### BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

### BEDROOM 3

Double glazed window to front aspect. Radiator.



## SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Walk-in shower with electric shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Laid to block paving.

### REAR GARDEN

Paved patio areas. Mainly laid to lawn. Shrub borders. Enclosed by timber fencing with gated side access.

### GARAGE

Up and over door. Opaque glazed courtesy door to rear garden. Eaves storage. Power and light.

### OFF ROAD PARKING

Driveway to side providing off road parking and access to garage.

Current Council Tax Band: D.



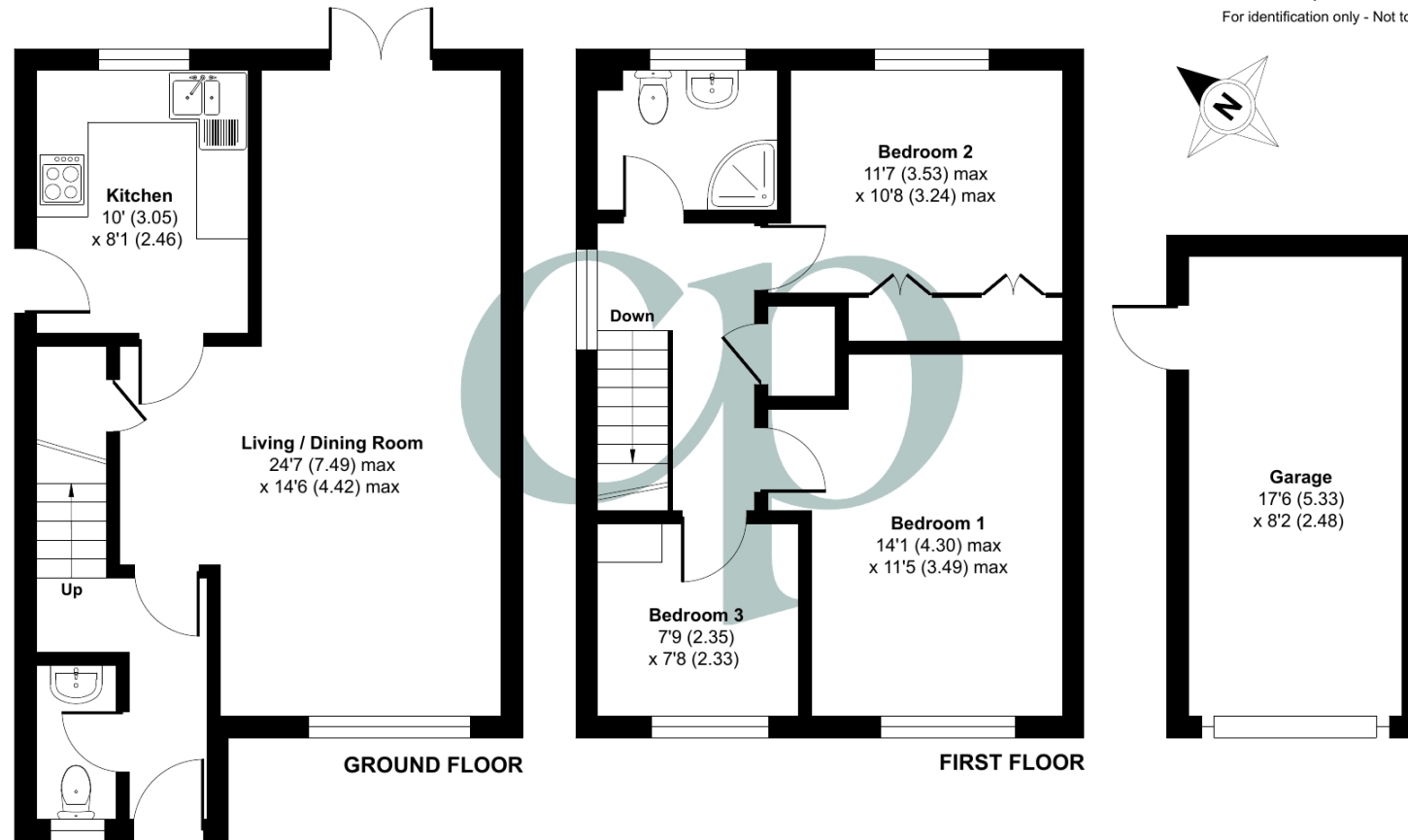


Approximate Area = 895 sq ft / 83.1 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1037 sq ft / 96.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(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). © nchecon 2025. Produced for Country Properties. REF: 1247431

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## Viewing by appointment only

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