



TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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A rare example of a two bedroom semi, extended on the ground floor and beautifully presented throughout, offering everything you would expect from a two bedroom property and more!

- Two bedrooms and bathroom on the first floor.
- Off-road parking for two cars.
- Extended to create wonderful open-plan living.
- Ground floor cloakroom.
- Great commuter access via Flitwick Train Station, A421 and M1.
- Ideal for first time buyers and those looking to downsize.

Ground Floor

Entrance Hall

UPVC entrance door to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, radiator.

Lounge

14' 4" x 10' 0" (4.37m x 3.05m) Double glazed window to the front, radiator.

Kitchen/Diner

19' 10" x 18' 3" (6.05m x 5.56m) A Howdens kitchen with a range of units and breakfast peninsula with work surfaces over, stainless steel sink and drainer with mixer tap, integrated split-level oven with warming drawer plus electric hob with extractor over and integrated wine fridge and dishwasher, space for washing machine and fridge freezer, glazed sliding patio door opening to the rear garden, access to under stairs cupboard, three Skylight windows, two full-height radiators.

Rear Lobby

UPVC stable door opening to the driveway, full-height radiator.



First Floor

Landing

Access to fully boarded loft, double glazed window to the side.

Bedroom One

13' 6" x 8' 11" (4.11m x 2.72m) Cupboard over the stairs housing gas combi-boiler, double glazed window to the front, radiator.

Bedroom Two

10' 7" x 6' 11" (3.23m x 2.11m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a tiled bath and separate shower cubicle, low level WC, wash hand basin, back-lit mirror, heated towel rail, double glazed window to the rear.

Outside

Rear Garden

A low maintenance, landscaped rear garden, mainly laid to patio with lawn area.

Parking

Driveway providing off-road parking for up to 2 cars.

