



Willow Way

Flitwick,
Bedfordshire, MK45 1LN
£425,000

country
properties

Offered for sale with no upper chain, this semi detached chalet style bungalow features a generous rear garden (60ft x 35ft max) with large workshop/store. The versatile layout offers the option for you to utilise the space to suit your requirements with the ground floor including a spacious bay fronted living room, separate dining/family room, fitted kitchen, shower room and two bedrooms (or optional further reception). The principal bedroom with en-suite shower room occupies the entire second floor. Off road parking is provided via the block paved driveway with double gated access to rear. The property is set towards the town outskirts, yet within just 0.6 miles of the amenities at its heart (including mainline rail station). EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite entrance door with opaque double glazed leaded light effect inserts. Radiator. Engineered wood flooring. Built-in storage cupboard. Doors to all rooms.

LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Feature fireplace surround housing electric coal effect fire. Radiator.

DINING/FAMILY ROOM

Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Multi pane glazed French doors to:

BEDROOM 3/FURTHER RECEPTION

Double glazed windows to side and rear aspect. Opaque double glazed door to rear aspect. Radiator. Multi pane glazed door to:

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven, hob and extractor. Space for washing machine and fridge/freezer. Wall mounted gas fired boiler. Wall and floor tiling.

BEDROOM 2

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with storage cupboard beneath. Wall tiling. Heated towel rail. Wood effect flooring.

FIRST FLOOR

BEDROOM 1

Double glazed skylight over stairway. Built-in storage cupboard. Door to:



EN-SUITE SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Eaves storage. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Part laid to slate chippings. Shrub border. Low level wall to front boundary.

REAR GARDEN

60' x 35' (18.29m x 10.67m) max. A block paved patio leads to the lawned garden, with central pathway to timber garden shed at rear. Large workshop/store with power and light. Outside cold water tap. Shrub borders. Enclosed by fencing and hedging.

OFF ROAD PARKING

Block paved driveway providing off road parking, leading through double timber gates to rear garden.

Current Council Tax Band: C.



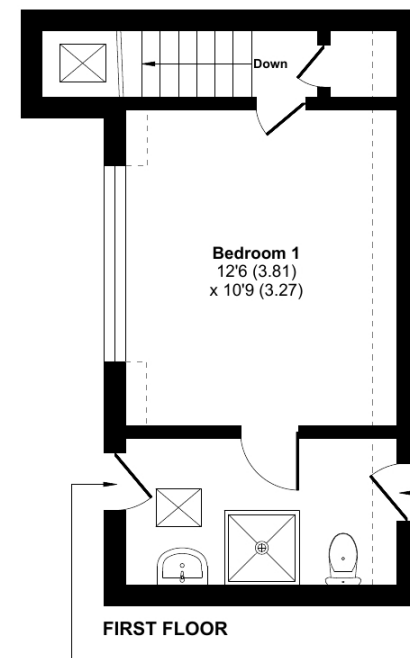
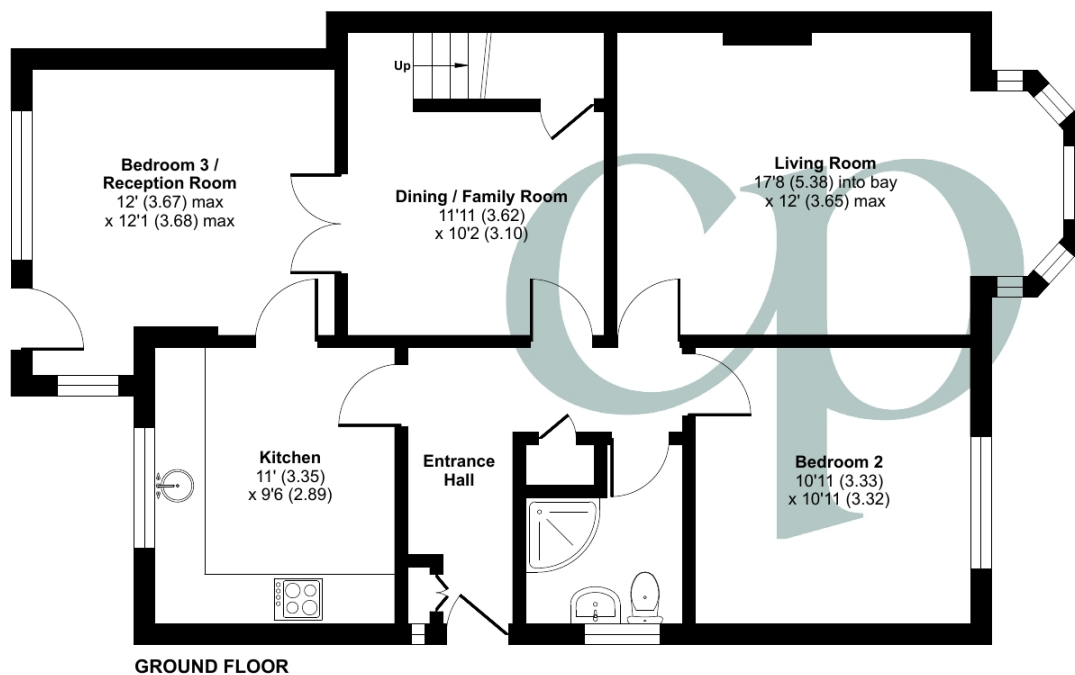


Denotes restricted head height

Approximate Area = 1044 sq ft / 96.9 sq m
Limited Use Area(s) = 26 sq ft / 2.4 sq m
Total = 1070 sq ft / 99.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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). © n̄checom 2025. Produced for Country Properties. REF: 1269532

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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

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