



37, Park Road

Westoning,  
Bedfordshire, MK45 5LA  
£400,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This 4 bedroom family home arranged over 3 floors is offered in superb condition throughout and boasts a family friendly layout with contemporary 22ft open plan kitchen/diner. The timber home office is versatile to suit a family's needs and could be used to work from home. Viewing is essential to fully appreciate this beautiful home.

- Stunning bespoke kitchen/dining room
- Ground floor cloakroom and separate utility room
- Gated driveway providing off road parking
- Short upward chain
- Living room with wood burning stove
- Master bedroom with built in wardrobes and en suite
- Timber home office could be used to work from home
- Mainline rail stations at nearby Flitwick & Harlington with trains to St Pancras within 45 mins



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Part wood panelled walls. Limestone tiled flooring with underfloor heating. Part glazed wooden door into:

### Living Room

13' 0" x 12' 1" (3.96m x 3.68m) Georgian style double glazed bow window to front. Feature fireplace with inset log burning stove and wood surround. Fitted cupboard with display cabinet to chimney recess. Part wood panelled walls. Limestone tiled flooring with underfloor heating. Part glazed door into:

### Kitchen/Dining Room

22' 9" x 14' 0" (6.93m x 4.27m) max. A range of bespoke wall and base units with walnut and quartz worksurfaces over. Inset butler sink with mixer tap over. Integrated fridge, freezer, dishwasher and electric double oven. Space for range style oven. Part wood panelled walls. Limestone tiled floor with underfloor heating. Part vaulted ceiling with double glazed skylight. Bespoke 'U' shape seating area to recess with vertical radiator. Georgian style double glazed window to rear and French doors opening onto the rear garden. Door into:

### Utility Room

13' 5" x 4' 11" (4.09m x 1.50m) A range of wall and base units with quartz worksurfaces over. Inset double butler sink with mixer tap over. Georgian style double glazed window to side. Space and plumbing for washing machine. Space for fridge. Feature wood paneling to walls. Door to side with access to front and rear. Door to cloakroom.

### Cloakroom

Suite comprising low level flush wc and wash hand basin. Limestone tiled flooring with underfloor heating.

## FIRST FLOOR

### Landing

Stairs rising to second floor accommodation. Part wood panelled walls. Fitted storage cupboards. Doors into bedrooms 2, 3, 4 and family bathroom.

### Bedroom 2

13' 2" x 12' 0" (4.01m x 3.66m) (including wardrobes) (3.96m x 3.63m) Georgian style double glazed window to front. Fitted double wardrobe with mirrored sliding doors. Wood effect flooring. Radiator. Dado rail. Built-in cupboard over stairs storage cupboard.



### Bedroom 3

11' 10" x 7' 11" (3.61m x 2.41m) Georgian style double glazed window to front. Wood effect flooring. Fitted double wardrobe. Radiator.

### Bedroom 4

10' 11" x 5' 10" (3.33m x 1.78m) Georgian style double glazed window to rear plus further skylight window. Wood effect flooring. Radiator.

### Family Bathroom

Four piece suite comprising corner bath with mixer tap and shower attachment, corner shower cubicle, low level flush wc and wash hand basin with mixer tap and drawers under. Tiled walls and flooring. Chrome heated towel rail. Georgian style obscure double glazed window to rear.

## SECOND FLOOR

### Landing 2

Georgian style double glazed window to rear. Wood panelled walls. Radiator. Part obscure glazed panelled door to bathroom and further part glazed panelled door into:

### Bedroom 1

17' 0" x 13' 5" (5.18m x 4.09m) Part sloping ceiling with two double glazed skylight windows. Radiator. A range of fitted wardrobes and storage cupboards. Eaves storage space.



## En Suite

Four piece suite comprising double ended bath with mixer tap, corner shower cubicle, low level flush wc and wash hand basin with mixer tap and drawers under. Tiled walls and flooring. Chrome heated towel rail. Obscure Georgian style double glazed window to rear.

## OUTSIDE

### Front Garden

Enclosed by fencing and hedging with gated access to shingled driveway providing off road parking. Block paved pathway to front door with various plants and shrubs. External light.

### Rear Garden

Laid to paving with two timber decked areas and various plants, trees and shrubs. Garden pond. Enclosed by timber fencing with gated access to side. Door to home office.

### Home Office

Accessed via the rear garden. Timber construction with power and light. Split into two rooms with cloakroom. (Currently used as a hair salon).

## LOCATION

Westoning has the benefit of a joint post office and store on the High Street with a traditional butchers 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. Flitvale Garden Centre 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 14 miles.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



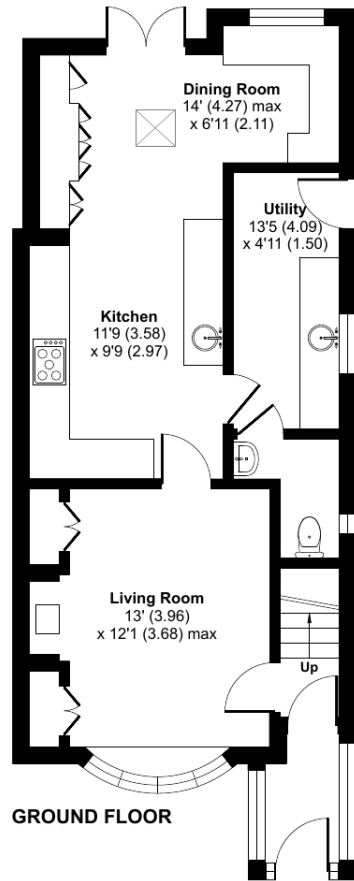




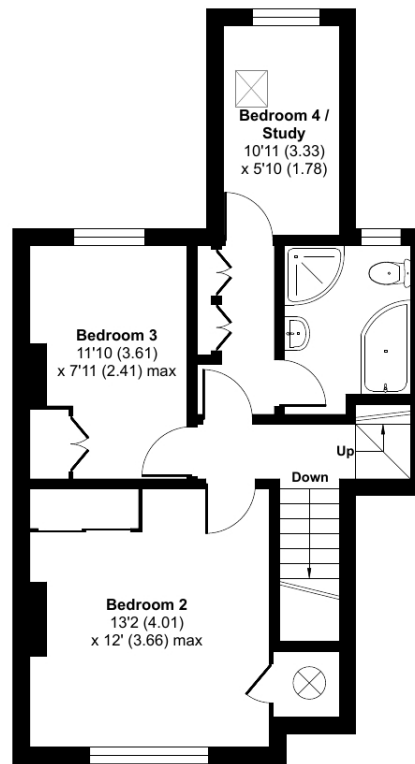
Denotes restricted head height

Approximate Area = 1387 sq ft / 128.8 sq m  
 Limited Use Area(s) = 11 sq ft / 1 sq m  
 Outbuilding = 157 sq ft / 14.5 sq m  
 Total = 1555 sq ft / 144.4 sq m

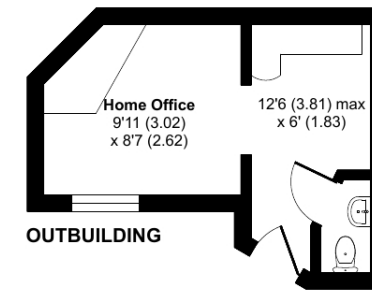
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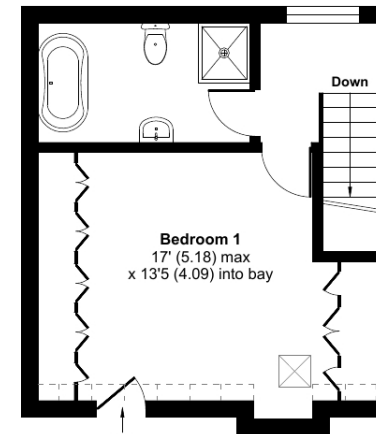
GROUND FLOOR



FIRST FLOOR



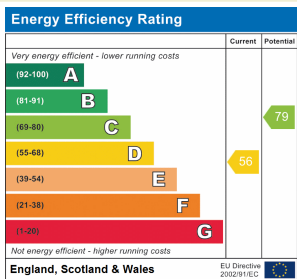
OUTBUILDING



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Country Properties. REF: 917367



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Viewing by appointment only

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