



Austen Avenue

Flitwick,
Bedfordshire, MK45 1GP
£400,000

country
properties

Set on a popular modern development towards the town outskirts, yet within just 0.8 miles of the mainline rail station at its heart, this semi detached home offers well presented accommodation over three floors. The spacious hallway leads to an attractive fitted kitchen with a range of integrated appliances creating a streamlined look, living/dining room with French doors to rear, and cloakroom/WC. There are two bedrooms to the first floor along with a family bathroom, whilst the principal bedroom suite with built-in wardrobes and shower room occupies the entire second floor. The enclosed rear garden is mainly laid to lawn with a patio seating area and useful storage shed, whilst off road parking is provided via the adjacent driveway. EPC Rating: B.

- Popular modern development
- Fitted kitchen with integrated appliances (as stated)
- Living/dining room with French doors to rear
- Ground floor cloakroom/WC
- Two first floor bedrooms plus family bathroom
- Second floor principal bedroom suite with shower room
- Enclosed rear garden
- Driveway parking to side



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert and canopy porch over. Radiator. Stairs to first floor landing. Built-in storage cupboard. Doors to kitchen, living/dining room and to:

CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator.

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated dishwasher and washer/dryer. Space for American style fridge/freezer. Cupboard housing gas fired boiler. Wood effect flooring.

LIVING/DINING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Radiator.

FIRST FLOOR

LANDING

Double glazed window to side aspect on stairway. Radiator. Doors to two bedrooms, bathroom and inner lobby.

BEDROOM 2

Two double glazed windows to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

FAMILY BATHROOM

Three piece suite comprising: Bath with wall mounted shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail.

INNER LOBBY

Double glazed window to front aspect. Radiator. Stairs to second floor.

SECOND FLOOR

BEDROOM 1

Double glazed window to front aspect. Double glazed skylight. Built-in wardrobes. Radiator. 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 with mixer tap. Wall tiling. Heated towel rail. Extractor.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Part laid to stone chippings. Various shrubs. Outside light.

REAR GARDEN

Immediately to the rear of the property is a paved patio seating area leading to lawn. Various shrubs. Garden shed. Outside light and cold water tap. Enclosed by fencing with gated side access.

OFF ROAD PARKING

Driveway to side providing off road parking for two vehicles.

Current Council Tax Band: D.
Estate/Management Charge: £70.69 half-yearly (£141.38 per annum).
A one-off payment to the Management Company of approx. £730 (TBC) will be required upon completion of purchase, to include a Certificate of Compliance.



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.

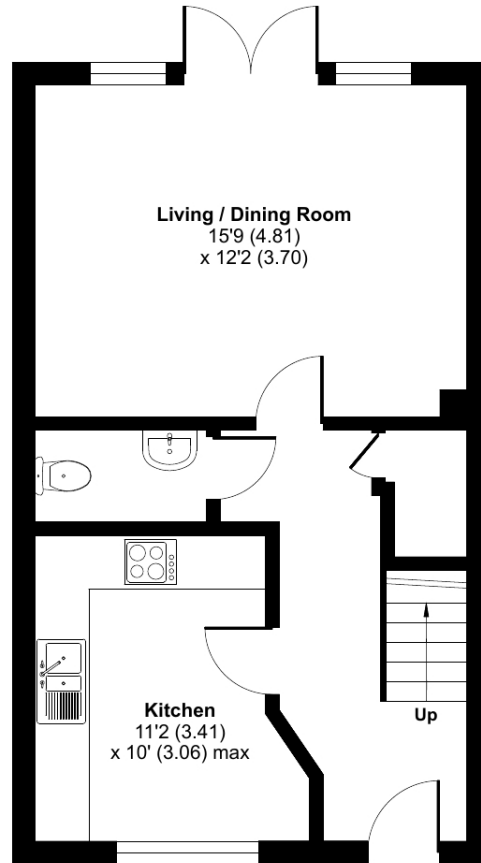
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

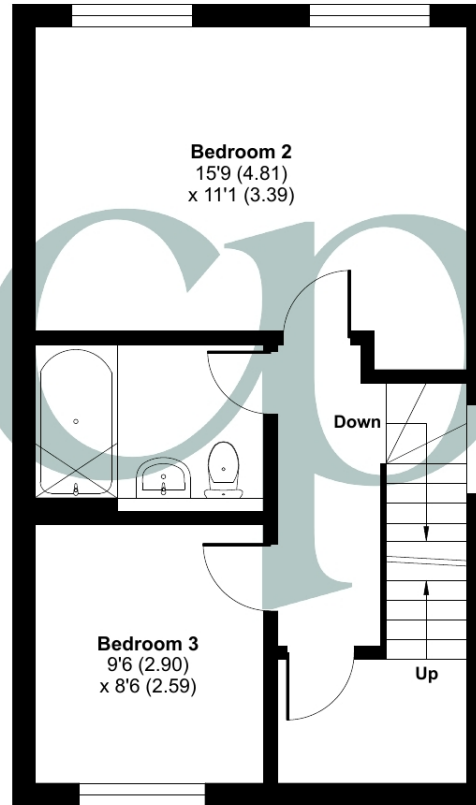




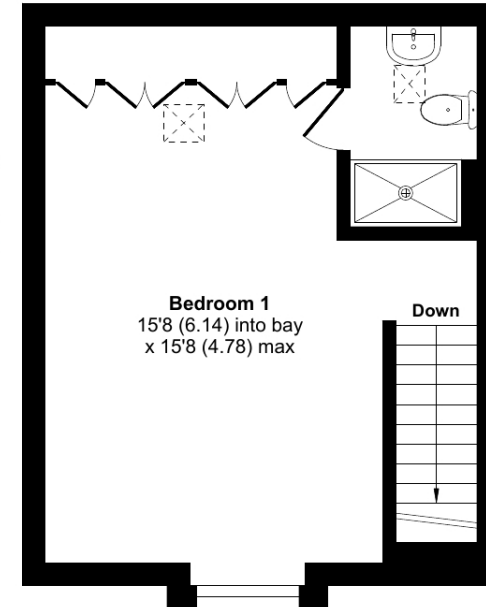
Approximate Area = 1186 sq ft / 110.1 sq m
 For identification only - Not to scale



GROUND FLOOR

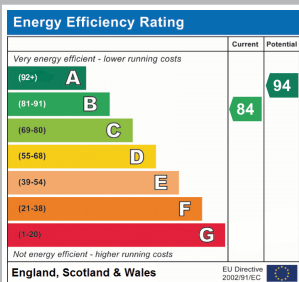


FIRST FLOOR



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Country Properties. REF: 1228921



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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