



Tythe Barn Close

Westoning,
Bedfordshire, MK45 5JT
£415,000

country
properties

Tucked away within a village cul-de-sac, this detached family home is offered for sale with no upper chain. The accommodation includes a spacious dual aspect living/dining room with patio door leading to garden, fitted kitchen and cloakroom/WC. There are four bedrooms to the first floor, along with a family bathroom. There is an enclosed garden to the rear and parking is provided via the attached garage and driveway. Commuters are well served via mainline rail stations at both Flitwick and Harlington, and J12 of the M1 (all within 2.1 miles). EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque double glazed leaded light effect inserts. Radiator. Wood effect flooring. Doors to living/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with tiled splashback. Radiator. Floor tiling.

LIVING/DINING ROOM

Dual aspect via two double glazed windows to front and double glazed sliding patio door to rear. Two radiators. Wood effect flooring. Stairs to first floor landing with built-in storage cupboard beneath. Open access to:

KITCHEN

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and ceramic hob with extractor over. Tiled splashbacks. Built-in electric double oven. Integrated fridge/freezer. Recessed spotlighting to ceiling. Floor tiling.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Radiator. Built-in cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed box bay window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.



BEDROOM 3

Double glazed window to front aspect.
Radiator. Built-in wardrobe.

BEDROOM 4

Double glazed window to rear aspect.
Radiator.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Corner bath with shower over, WC with concealed cistern and wash hand basin with storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Lawn area. Mature shrubs. Paved pathway leading to front entrance door.

REAR GARDEN

Paved patio and gravelled areas. Mainly laid to lawn. Mature trees and shrubs. Enclosed by timber fencing and brick walling with gated side access.

GARAGE

Up and over door. Opaque glazed courtesy door to rear aspect. Eaves storage. Power and light. Wall mounted gas fired boiler.

OFF ROAD PARKING

Gravelled driveway providing off road parking and access to garage.

Current Council Tax: E.

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.

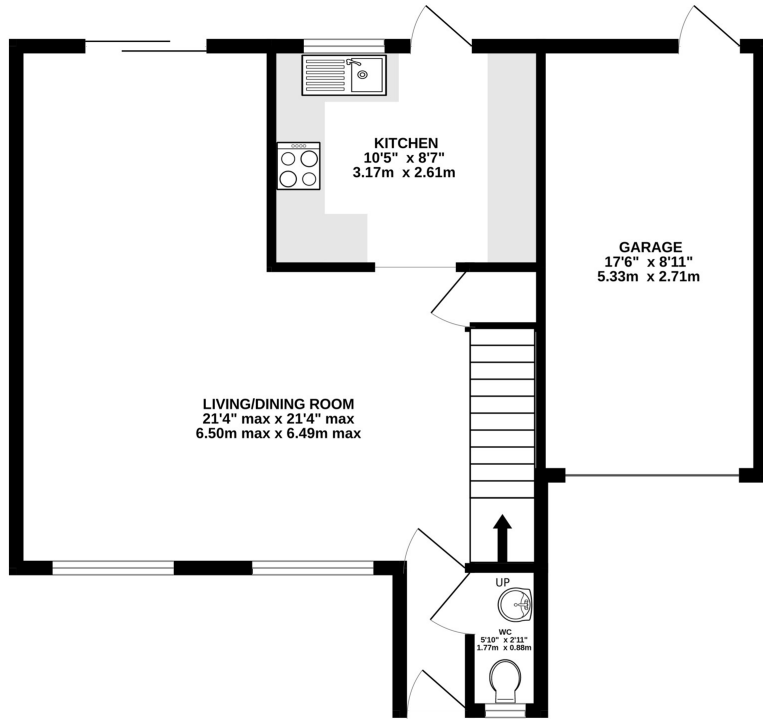
Details of the solicitor/conveyancer acting for you in your purchase.

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

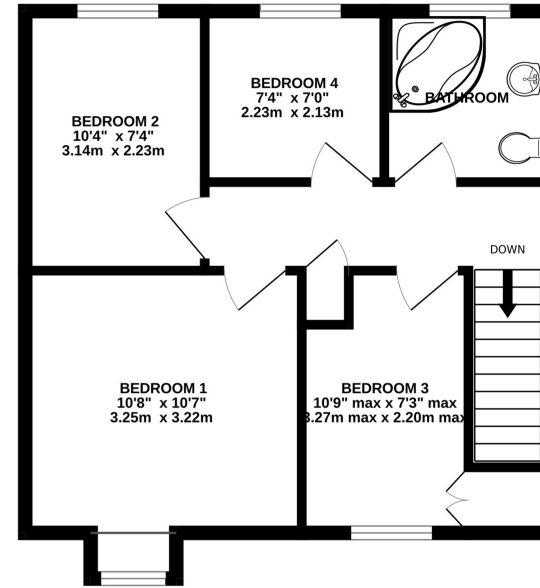
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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