



High Street

Westoning,  
Bedfordshire, MK45 5JG  
£475,000

country  
properties



Offered for sale with no upper chain, this detached family home is set within the heart of the village, less than 100 meters from the lower school and recreation ground. With potential to improve and extend (subject to planning), the well proportioned accommodation features a triple aspect living/dining room which extends to a generous 32ft in length. In addition, there is a fitted kitchen with adjacent utility, ground floor shower room, first floor bathroom and three bedrooms (all with fitted storage). There is an enclosed garden to the rear and off road parking is provided via the block paved frontage and attached garage. EPC Rating: D.

## LOCATION

Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop 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. A garden centre with farm shop 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 (with trains to St Pancras within 45 minutes) and Junction 12 of the M1 (all within 1.9 miles) whilst London Luton International Airport is within 12.5 miles.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via entrance door with opaque glazed fanlight. Stairs to first floor landing. Radiator. Doors to kitchen and to:

### LIVING/DINING ROOM

Triple aspect via double glazed windows to front, side and rear. Four radiators. Doors to utility room and to:

### SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle with electric shower, close coupled WC and pedestal wash hand basin. Part tiled walls.

### KITCHEN

Dual aspect via double glazed windows to front and rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Integrated refrigerator. Radiator. Built-in under stairs storage cupboard. Floor tiling. Door to:





## UTILITY ROOM

Double glazed window to rear aspect. Opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer. Tiled splashbacks. Space for washing machine and fridge/freezer. Floor tiling. Door to living/dining room.

## FIRST FLOOR

### LANDING

Dual aspect via double glazed windows to front and rear. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Radiator. A range of fitted furniture including wardrobes, drawers and overhead storage units.

### BEDROOM 2

Double glazed window to front aspect. Radiator. A range of fitted furniture including wardrobes, drawers and overhead storage units.

### BEDROOM 3

Double glazed window to rear aspect. Radiator. A range of fitted furniture including wardrobe, drawers and overhead storage units.

## FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail.

## OUTSIDE

### REAR GARDEN

Mainly laid to lawn. Paved patio area. Mature trees and shrubs. Garden shed. Enclosed by fencing with gated rear access.

### GARAGE

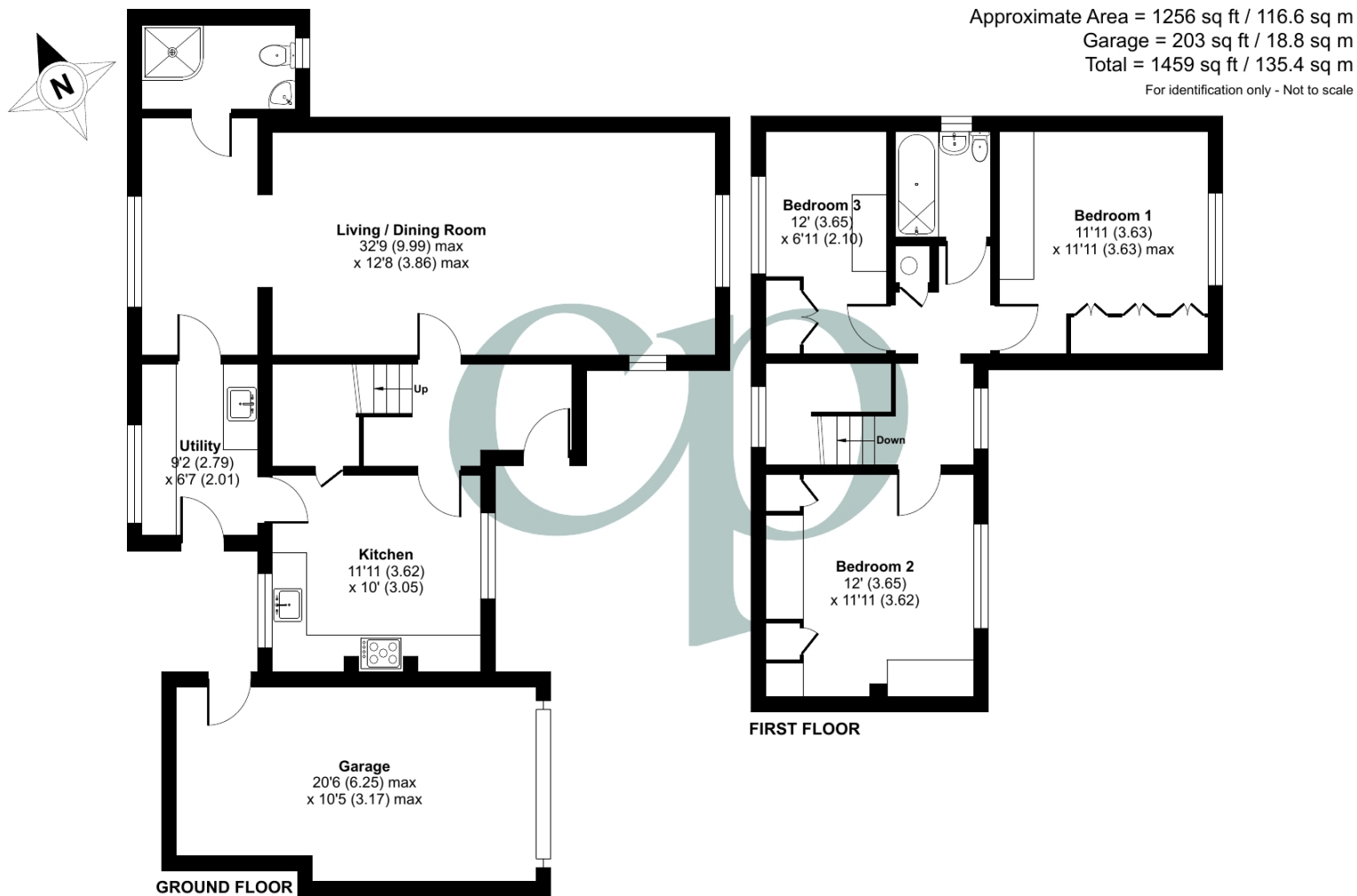
Up and over door. Part glazed courtesy door to side aspect leading to rear garden. Wall mounted gas fired boiler. Power and light.

### OFF ROAD PARKING

Block paved frontage providing off road parking, accessed via block paved driveway with right of way access for two properties at rear.

Current Council Tax Band: E.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	68
(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). © nchecon 2025. Produced for Country Properties. REF: 1229785

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## Viewing by appointment only

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