



Townfield Road

Flitwick,
Bedfordshire, MK45 1JG
£300,000

country
properties

This semi-detached home is set within an established neighbourhood, just 0.5 miles from the town centre and mainline rail station. The accommodation includes an inviting living room, fitted kitchen with open plan dining area, and ground floor bathroom. There are two double bedrooms on the first floor, along with a further single bedroom/optional study. The rear garden is mainly laid to paving and decking, whilst the frontage provides off road parking for two vehicles, with a shared driveway leading to the garage. EPC: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed door with opaque double glazed sidelight. Stairs to first floor landing. Radiator. Wood effect flooring. Doors to living room, dining area and to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Wood effect flooring.

DINING AREA

Built-in under stairs storage cupboard. Radiator. Steps down to:

KITCHEN

Dual aspect via double glazed window to side and double glazed window and part double glazed door to rear. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Wall tiling. Built-in oven and hob. Space for washing machine, dishwasher and fridge/freezer. Wall mounted gas fired boiler. Radiator.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower over, close coupled WC and wash hand basin. Wall and floor tiling. Radiator.

FIRST FLOOR

LANDING

Hatch to loft. Doors to all bedrooms.

BEDROOM 1

Two double glazed windows to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.



OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a block paved area, leading to paved patio with adjacent gravelled area. Timber deck. Part enclosed by fencing with gated side access.

NB: The lawned area beyond the deck is not included within the Title of the property.

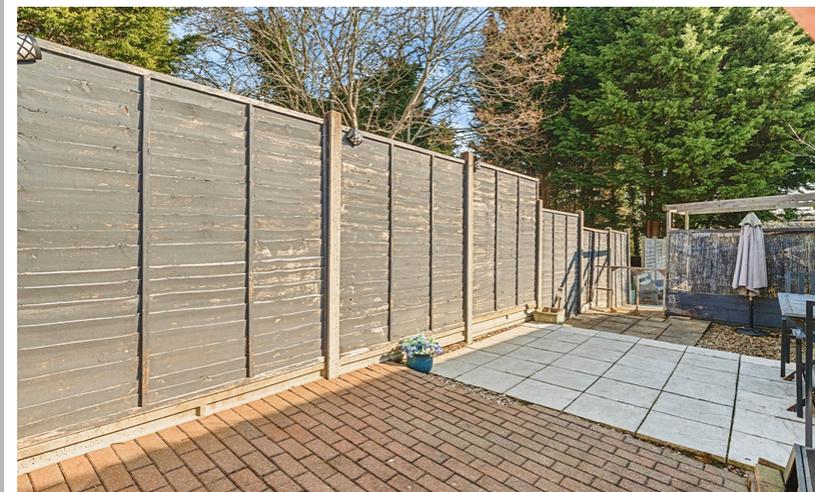
GARAGE

Brick-built garage. Metal up and over door. Courtesy door to side.

OFF ROAD PARKING

Part gravelled frontage providing off road parking for two vehicles. Shared driveway leading to garage.

Council Tax Band: C.

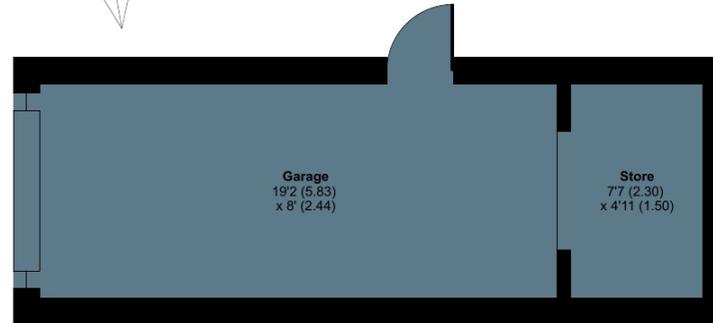
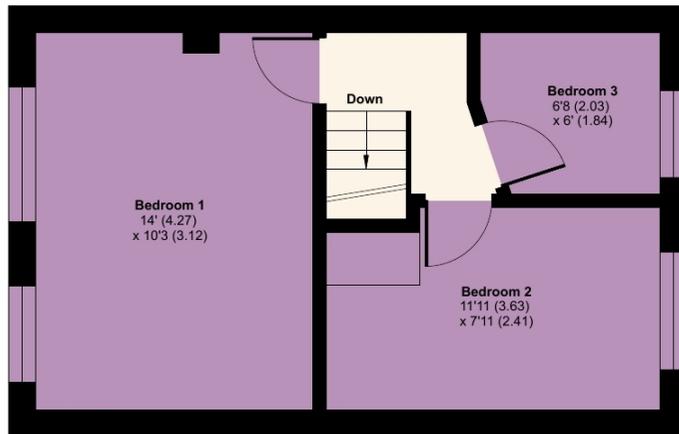


Approximate Area = 763 sq ft / 70.8 sq m

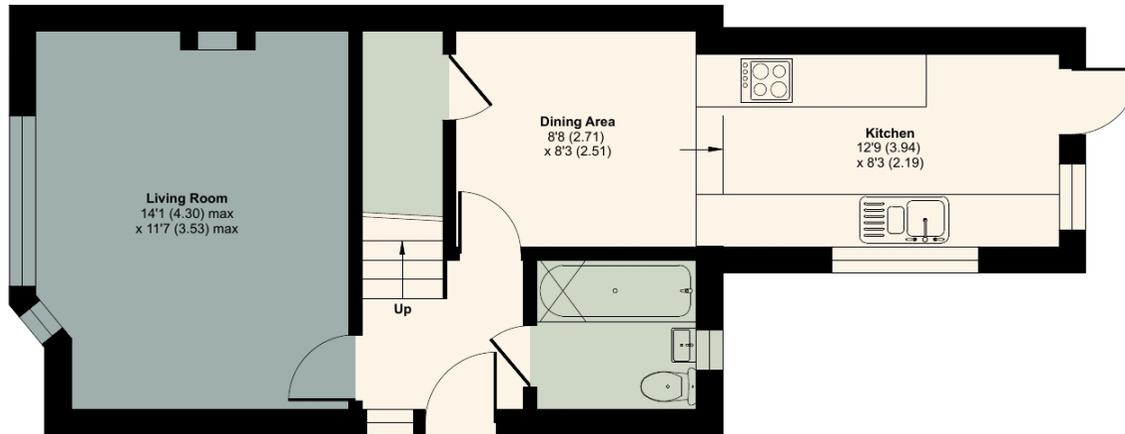
Garage = 196 sq ft / 18.2 sq m

Total = 959 sq ft / 89 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Country Properties. REF: 1424850



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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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