



Sanderson Road

Westoning,
Bedfordshire, MK45 5JY
£450,000

country
properties

This extended semi-detached family home with integral garage offers well-proportioned accommodation throughout to include a living room with feature fireplace, open plan kitchen/dining room, useful utility and ground floor shower room. There are five bedrooms on the first floor (two with a range of fitted furniture) plus a family bathroom. The enclosed rear garden is mainly laid to paving for ease of maintenance, and the block paved frontage provides off road parking. This popular villages offers a range of amenities including a lower school, post office/store, butchers and public houses, whilst mainline rail stations are available at both Flitwick (1.7 miles) and Harlington (2.1 miles). EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with decorative opaque double glazed leaded light effect inserts and opaque glazed sidelights. Tiled floor. Cupboard. Opaque glazed door and sidelight to:

ENTRANCE HALL

Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Wood effect flooring. Doors to kitchen/dining room and to:

LIVING ROOM

Double glazed window to front aspect. Feature fireplace surround housing gas coal effect fire. Radiator. Wall light points. Part glazed double doors to:

KITCHEN/DINING ROOM

Two double glazed windows and double glazed door to rear aspect. A range of base and wall mounted units with wooden work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and gas hob with extractor canopy over. Tiled splashbacks. Built-in double oven. Radiator. Wall mounted electric panel heater. Part wood effect flooring. Open access to:

UTILITY ROOM

Double glazed window and part opaque 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. Integrated fridge/freezer. Space for washing machine and tumble dryer. Wood effect flooring.

SHOWER ROOM

Opaque double glazed window to side aspect. Two piece suite comprising: Shower cubicle with electric shower unit and close coupled WC. Wall tiling.



FIRST FLOOR

LANDING

Built-in airing cupboard. Hatch to part boarded loft with ladder and light. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. A range of fitted furniture to include wardrobes, bedside drawer units with display niches above and overhead bridging unit between providing additional storage. Radiator.

BEDROOM 2

Double glazed window to rear aspect. A range of fitted furniture to include wardrobes, bedside units and overhead storage cabinets. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.

BEDROOM 4

Double glazed window to rear aspect. Radiator.

BEDROOM 5

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Fitted wall unit. Wall and floor tiling. Radiator.

OUTSIDE

REAR GARDEN

Mainly laid to paving for ease of maintenance. Shrub borders. Potting shed/store. Enclosed by timber fencing with gated side access.

GARAGE

Up and over door. Power and light.

OFF ROAD PARKING

Block paved frontage providing off road parking for approx. three vehicles. Shrub border. Part enclosed by low level walling.

Current Council Tax Band: D.



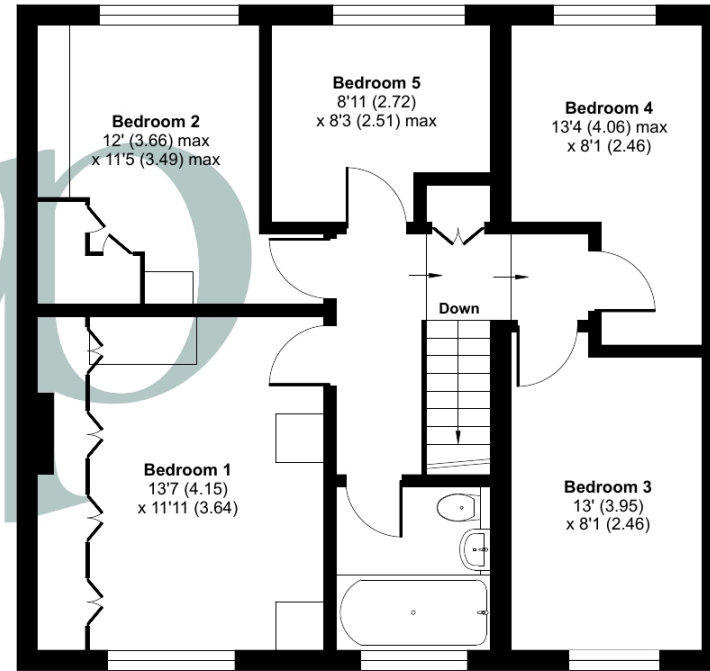
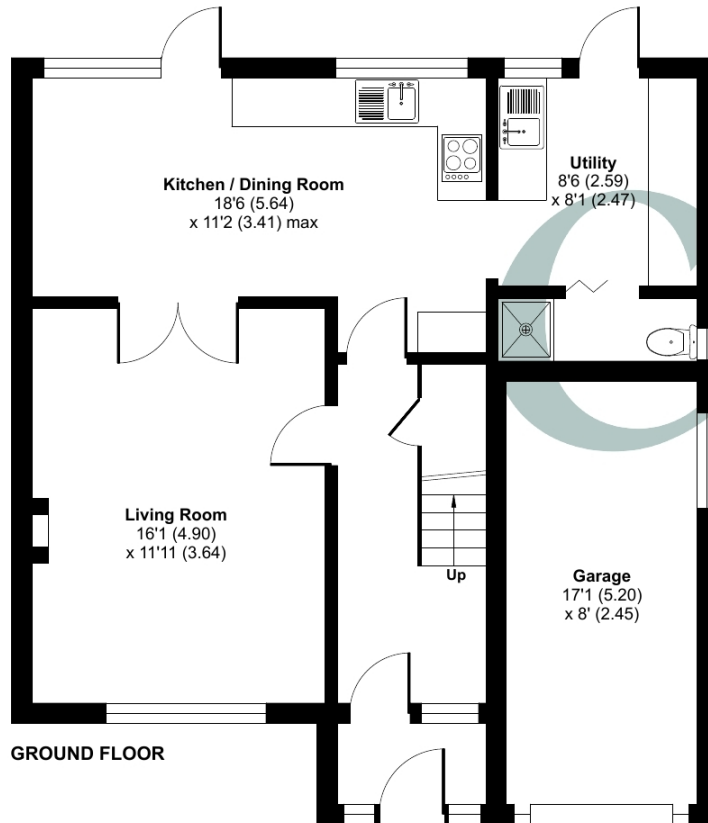


Approximate Area = 1287 sq ft / 119.5 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1421 sq ft / 131.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	7076
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	7076
(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: 1365156

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Viewing by appointment only

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