



Highfields

Westoning,
Bedfordshire, MK45 5EN
Guide Price £700,000

country
properties

Tucked at the end of a village cul-de-sac, this well presented detached bungalow offers a generous 2,114 sq.ft of accommodation (approx. inc. garage). The property features a fabulous 36ft kitchen/dining room with open access to a triple aspect garden room at the rear with bi-fold exterior doors. The 19ft living room also connects directly with the dining area, creating a versatile space for relaxing and entertaining. In addition, there are three double bedrooms (the principal with a range of fitted wardrobes and connecting door to one of the two separate bathrooms). The lawned garden features a variety of paved seating areas and mature shrubs, with the block paved frontage providing off road parking. The double garage with electric door also houses a useful utility area. EPC Rating: C.

- 2,114 sq.ft of accommodation (inc. garage)
- Village cul-de-sac location
- Living room with French doors to garden
- 36ft kitchen/dining room
- Open plan garden room with bi-fold external doors
- Three double bedrooms
- Two bathrooms
- Enclosed rear garden with south-westerly aspect
- Block paved driveway parking
- Double garage with utility area



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 (approx. 1.7 and 2.3 miles respectively) with trains to St Pancras within 45 minutes. Junction 12 of the M1 is approx. 2.3 miles and London Luton International Airport is within 14 miles.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with opaque double glazed inserts and sidelight. Radiator. Opaque glazed door to:

INNER HALL

Radiator. Hatch to loft. Built-in airing cupboard and separate storage cupboard. Doors to kitchen/dining room, three bedrooms, two bathrooms and to:

LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights. Fireplace recess with hearth. Two radiators. Glazed double doors to:

KITCHEN/DINING ROOM

Three double glazed windows and part double glazed door to side aspect. A range of base and wall mounted units with marble work surface areas and matching upstands, incorporating recessed sink with mixer tap and routed drainer. Space for range style oven with tiled splashback and extractor canopy over. Integrated refrigerator and dishwasher. Island unit providing additional storage with marble work surface extending to create a breakfast bar area. Engineered wood flooring. Recessed spotlighting to ceiling. Open access to:

GARDEN ROOM

Triple aspect via double glazed windows to side and rear and double glazed bi-fold doors to garden. Radiator. Engineered wood flooring. Recessed spotlighting to ceiling.

BEDROOM 1

Dual aspect via double glazed sliding patio door to rear and double glazed window to side. A range of fitted wardrobes and drawers. Radiator. Door to:



BATHROOM 1

(Accessed via bedroom 1 or inner hall). Opaque double glazed window to side aspect. Four piece suite comprising: Double-ended bath with tiled surround, walk-in shower, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed window to front aspect.
Radiator.

BEDROOM 3

Double glazed bay window to front aspect.
Radiator.

BATHROOM 2

Three piece suite comprising: Bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor fan.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a large paved patio area leading to lawn. Further raised patio seating area and pergola covered patio. Mature shrub borders. Pond. Outside lighting. Two garden sheds. Enclosed by timber fencing with gated access at either side.



DOUBLE GARAGE

Electric up and over door. Window. Courtesy door to garden. Floor tiling. A range of base and wall mounted units with work surface area incorporating sink with mixer tap. Space for washing machine and tumble dryer.

OFF ROAD PARKING

Block paved frontage providing off road parking and access to double garage. Raised shrub border. Gated access at either side of property.

Current Council Tax Band: F.

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.

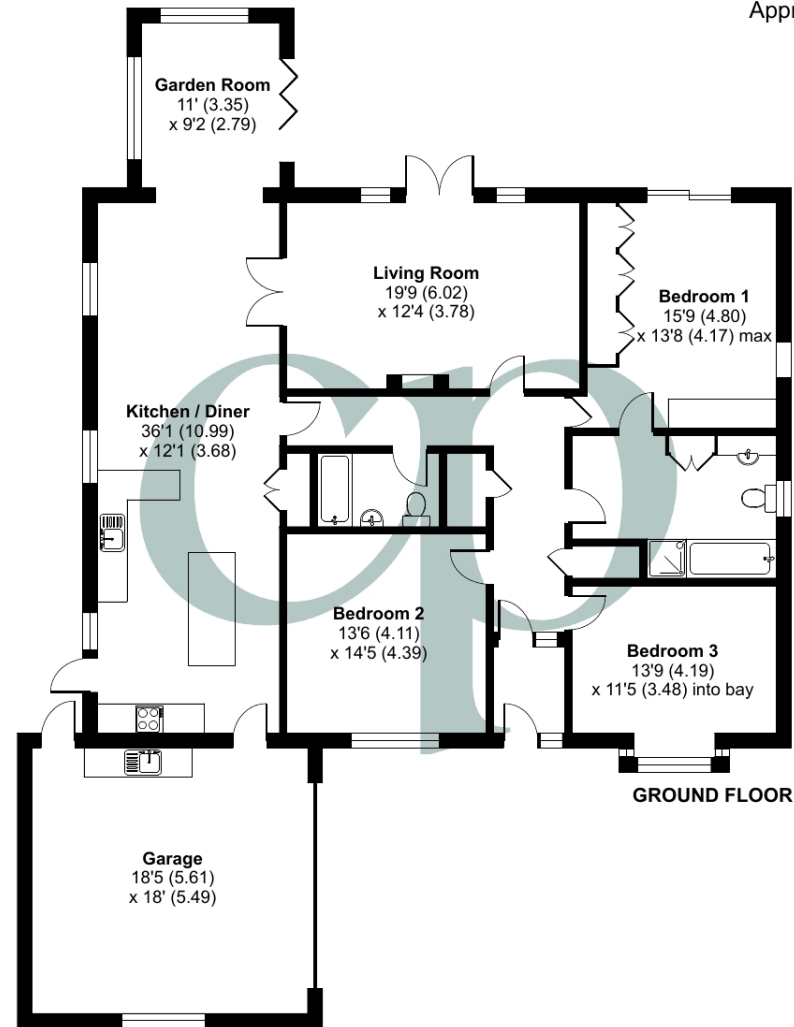
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

DRAFT DETAILS

Awaiting vendor approval.



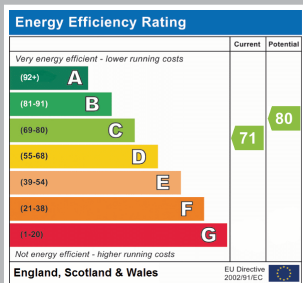




Approximate Area = 1778 sq ft / 165.1 sq m
Garage = 336 sq ft / 31.2 sq m
Total = 2114 sq ft / 196.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1128964



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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