



Country Properties
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Willow Way
Flitwick,
Bedfordshire, MK45 1LN
£415,000

COUNTRY PROPERTIES
PART OF HUNTERS

With the benefit of no upper chain, this extended semi-detached bungalow features an established rear garden extending to approx. 71ft in length, garage and ample off road parking via the block paved driveway. The well presented accommodation includes an open plan living/dining room with patio door to conservatory, 23ft fitted kitchen/breakfast room incorporating an informal dining area, two double bedrooms and a modern shower room. Although set towards the outskirts of Flitwick, the mainline rail station and further town centre amenities are within just 0.6 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed entrance door. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Two built-in storage cupboards, one with radiator. Doors to living room, kitchen/breakfast room, both bedrooms and shower room.

LIVING/DINING ROOM

Feature fireplace housing electric fire. Two radiators. Television point. Wood effect flooring. Double glazed sliding patio door to:

CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Radiator. Power and light.

KITCHEN/BREAKFAST ROOM

Dual aspect via windows to side and rear and part opaque double glazed door to rear. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Wall tiling. Space for fridge/freezer (with cupboard housing), cooker and washing machine. Wall mounted gas fired boiler.

BEDROOM 1

Double glazed bow window to front aspect. Radiator.

BEDROOM 2

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, WC with concealed cistern and wash hand basin with storage cupboard beneath. Wall and floor tiling. Heated towel rail.

OUTSIDE

FRONT GARDEN

Laid to decorative slate chippings. Outside light and cold water tap. Part enclosed by low level walling.

REAR GARDEN

71' x 29' (21.64m x 8.84m) approx. Immediately to the rear of the property is a large block paved patio seating area with steps up to the lawned garden. A variety of trees and shrubs. Outside lighting. Timber garden shed. Timber decked area with pergola over. Summerhouse.

GARAGE

Pre-fabricated garage. Metal up and over door. Windows to side and rear aspects. Personal door to side aspect.



OFF ROAD PARKING

A block paved driveway leads through double gates to the garage, providing off road parking for approx. four vehicles.

Current Council Tax Band: C(i).

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.

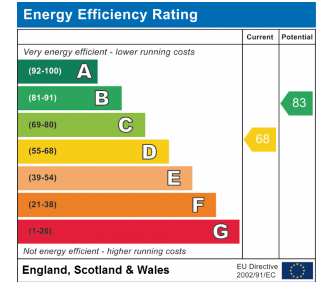
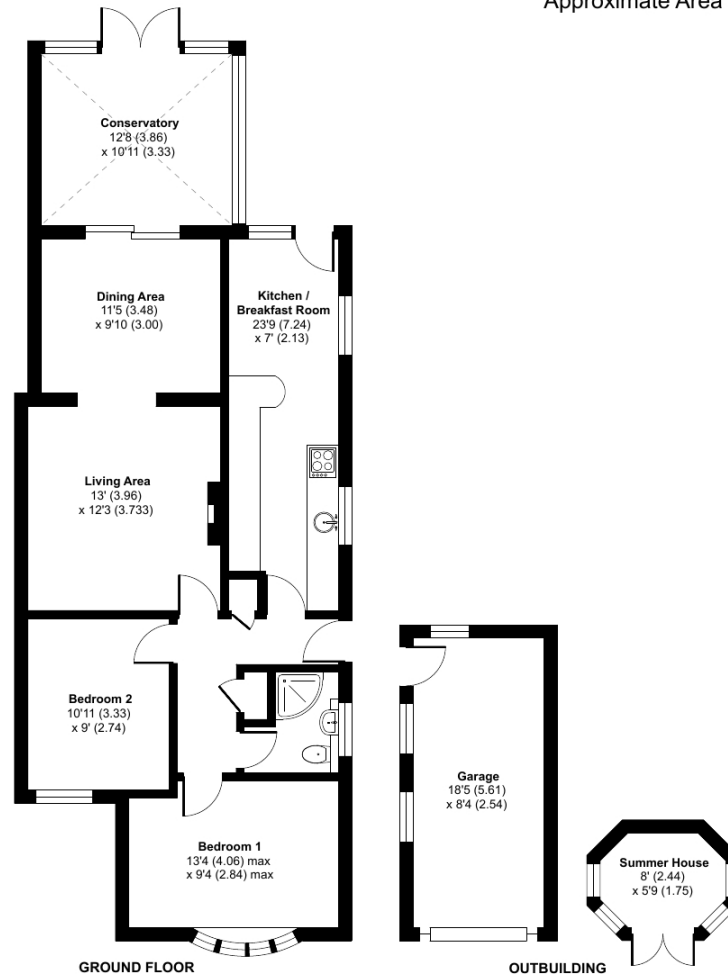
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1101 sq ft / 102 sq m (includes garage)
 Outbuilding = 42 sq ft / 4 sq m
 Total = 1143 sq ft / 106 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 2022. Produced for Country Properties. REF: 925674



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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