



Willow Way

Flitwick,
Bedfordshire, MK45 1LL
£350,000

country
properties

This chain-free semi detached bungalow offers the versatility of lateral living and features a generous rear garden which is mainly laid to paving and gravel for ease of maintenance. Parking is provided via the adjacent block paved driveway which leads through double gates to a detached garage at the rear. With scope to improve and extend (subject to planning), the accommodation radiates off a central hallway to include a living room with French doors to rear, fitted kitchen, two bedrooms and shower room. The town centre amenities, including large supermarket and mainline rail station, are within 0.7 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts. Radiator. Hatch to loft. Doors to all rooms.

LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights. Brick-built fireplace housing living flame effect gas fire and back boiler. Radiator. Coving to ceiling.

KITCHEN

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 sink with mixer tap. Wall tiling. Built-in oven, hob and extractor. Space for washing machine, dishwasher, refrigerator and freezer. Radiator.

BEDROOM 1

Double glazed window to front aspect. Radiator. Built-in storage cupboard and airing cupboard housing water tank.

BEDROOM 2

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail.

OUTSIDE

FRONT GARDEN

Laid to gravel. Part enclosed by low level walling.



REAR GARDEN

52' 0" x 25' 0" min, 35' max inc. garage (15.85m x 7.62m min, 10.67m max inc. garage) Immediately to the rear of the property is a paved patio seating area. Remainder mainly laid to gravel. Various shrubs. Enclosed by timber fencing.

GARAGE

Prefab garage. Metal up and over door. Courtesy door to side.

OFF ROAD PARKING

A block paved driveway provides parking for approx. four vehicles, leading through double metal gates to the garage at the rear.

Current Council Tax Band: C.

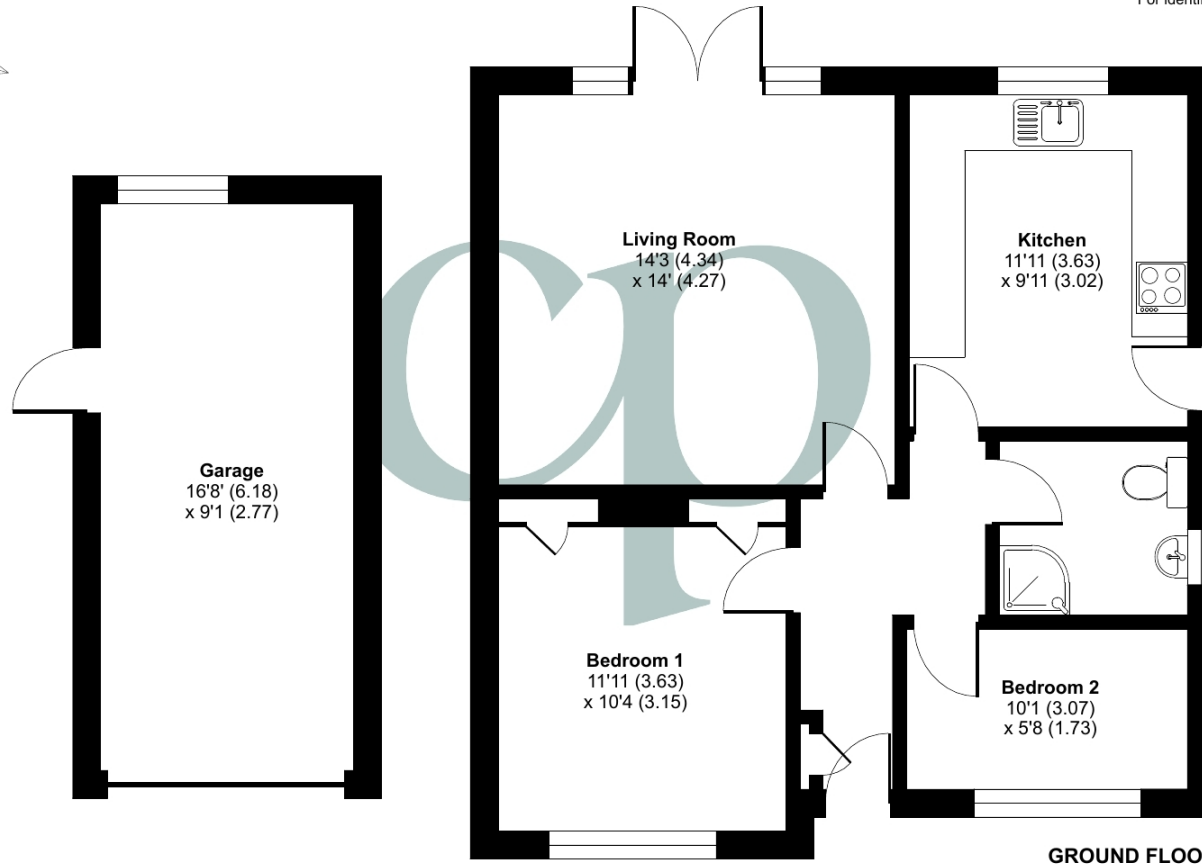


Approximate Area = 632 sq ft / 58.7 sq m

Garage = 184 sq ft / 17 sq m

Total = 816 sq ft / 75.7 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		61
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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: 1268466

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Viewing by appointment only

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