



'Elmhurst'

The Avenue, Flitwick,
Bedfordshire, MK45 1BP
£465,000

country
properties

With the benefit of no upper chain, 'Elmhurst' has potential for further improvement or extension (subject to planning). This impressive Edwardian semi detached home offers a generous 1,651 sq.ft (approx.) of accommodation over four floors with a wealth of character features including high ceilings, sash windows, attractive fireplaces and plaster cornicing. The accommodation includes three separate receptions and a fitted kitchen on the ground floor, with cellar storage on the lower ground floor. There are two double bedrooms on the first floor (each with ornate Art Nouveau style fireplace, and the principal with generous walk-in bay), a spacious family bathroom and separate WC. The third double bedroom occupies the entire second floor. The enclosed rear garden enjoys a south-easterly aspect and off road parking is provided via the adjacent garage and driveway. The property is conveniently positioned for access to the town centre amenities, just 0.2 miles from the mainline rail station which provides a frequent service to St Pancras International. EPC Rating: D.



- NO UPPER CHAIN
- Potential for further improvement or extension (subject to planning)
- A wealth of character features including high ceilings, fireplaces and sash windows
- Three separate receptions
- Fitted kitchen plus cellar
- Principal bedroom with walk-in bay and ornate fireplace
- Two further double bedrooms
- Spacious first floor family bathroom plus separate WC
- Enclosed rear garden with south-easterly aspect
- Garage & driveway parking

GROUND FLOOR

ENTRANCE PORCH

Accessed via glazed double opening doors with glazed toplight. Tiled floor. Part opaque glazed door with glazed toplight displaying the name 'Elmhurst' leading to:

ENTRANCE HALL

Dado rail. Picture rail. Decorative cornice to ceiling. Corbel archway. Exposed floorboards. High level skirting. Radiator. Wall mounted thermostat. Stairs to first floor landing with spindle balustrade. Part glazed panelled door to breakfast room. Panelled doors to dining room and to:

LIVING ROOM

Walk-in bay with sash windows to front aspect. Feature fireplace with tiled surround and hearth. Two radiators. Picture rail. Decorative cornice to ceiling. Exposed floorboards. Deep skirting.

DINING ROOM

Walk-in bay with sash windows to side aspect. Feature fireplace with timber mantel, tiled inset and hearth. Radiator. Picture rail. Decorative coving to ceiling. Exposed floorboards. Deep skirting.

BREAKFAST ROOM

Sash window to rear aspect. Feature fireplace with tiled surround and hearth. Radiator. Picture rail. Exposed floorboards. Deep skirting. Worcester gas fired boiler. Walk-in pantry/store with sash window to rear aspect and fitted shelving. Panelled doors to cellar and to:

REAR LOBBY

Vaulted, timber clad ceiling. Radiator. Exposed floorboards. Doors to either side aspect. Open access to:

KITCHEN

Window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl ceramic sink and drainer with mixer tap. Wall tiling. Space for washing machine and range style oven (with extractor canopy over). Part tiled floor.

LOWER GROUND FLOOR

CELLAR

Open storage area and cloaks hanging space. Open tread and brick steps leading down to three storage areas. Electric meter. Light. Brick flooring.



FIRST FLOOR

LANDING

Exposed floorboards. High level skirting. Stairs to second floor with timber balustrade and panelled door leading to bedroom 3. Panelled doors to two bedrooms, family bathroom and separate WC.

BEDROOM 1

Walk-in bay with sash windows to front aspect. Additional sash window to front aspect. Feature 'Art Nouveau' style cast iron fireplace with painted finish. Radiator. Picture rail. Exposed floorboards. High level skirting.

BEDROOM 2

Sash window to side aspect. Feature 'Art Nouveau' style cast iron fireplace with painted finish. Radiator. Exposed floorboards. High level skirting.

FAMILY BATHROOM

Sash window to rear aspect. Two piece suite comprising: Bath with mixer tap and pedestal wash hand basin. Part tiled walls. Two radiators (one incorporating heated towel rail).

SEPARATE WC

Sash window to rear aspect. Close coupled WC. Part tiled walls. Radiator.



SECOND FLOOR

BEDROOM 3

Two sash style windows to side aspect. Part vaulted ceiling. Two radiators. Exposed floorboards. Built-in storage cupboard with hanging rail and shelf. Eaves storage.

OUTSIDE

FRONT GARDEN

Gated access to concrete pathway leading to front entrance door. Shrub borders. Enclosed by fencing.

REAR GARDEN

South-easterly aspect. In need of cultivation. Hard standing area. Brick-built store. Timber garden shed. Cold water tap. Enclosed by timber fencing and mature trees and shrubs, with gated access to front.

GARAGE

Up and over door. Window to rear aspect. Courtesy door to side aspect.

OFF ROAD PARKING

Hard standing driveway providing off road parking and access to garage.

Current Council Tax Band: D.

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.

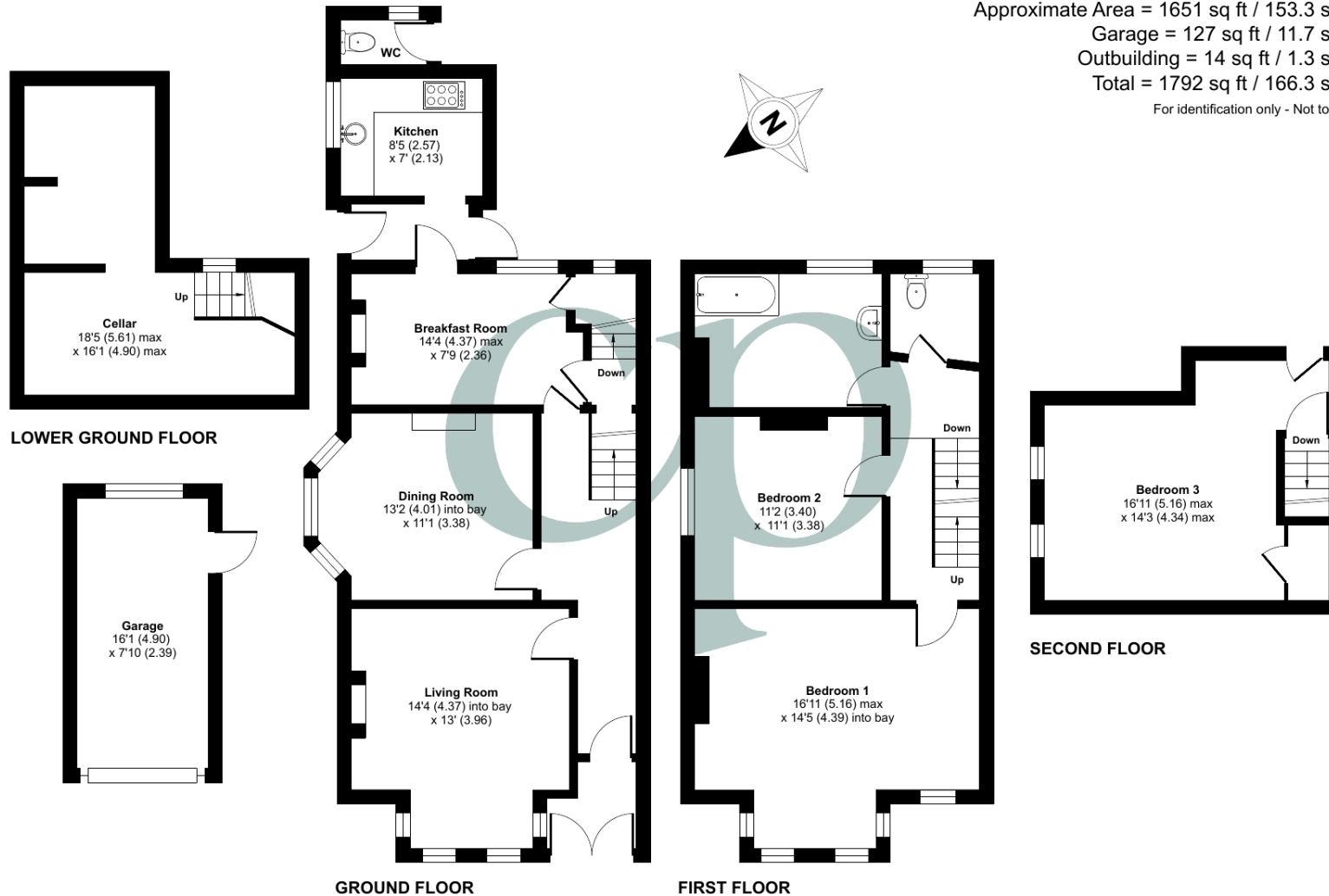
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



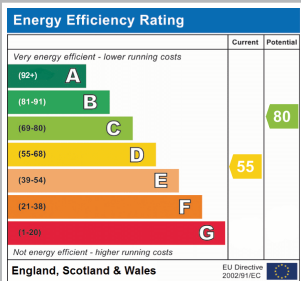


Approximate Area = 1651 sq ft / 153.3 sq m
 Garage = 127 sq ft / 11.7 sq m
 Outbuilding = 14 sq ft / 1.3 sq m
 Total = 1792 sq ft / 166.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Country Properties. REF: 1169627



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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