



# Townfield Road

Flitwick,  
Bedfordshire, MK45 1JE

Offers Over **£325,000**

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With no upper chain, this semi detached home features a generous rear garden extending to 88ft max. in length, detached garage and driveway parking. The ground floor accommodation includes a living room with feature fireplace, fitted kitchen leading to conservatory, and bathroom. There are three bedrooms to the first floor. The property is within 0.5 miles of the town centre amenities including mainline rail station (with a direct service to St Pancras International) and large supermarket, whilst the delightful walks of Manor Park are within just 0.2 miles. EPC Rating: E.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed entrance door with matching sidelight and canopy over. Stairs to first floor landing. Wall mounted electric storage heater. Doors to kitchen, bathroom and to:

### LIVING ROOM

Double glazed window to front aspect. Feature fireplace housing gas fire.

### KITCHEN

Double glazed window and opaque double glazed door to rear aspect/conservatory. A range of base and wall mounted units with work surface areas incorporating sink. Space for cooker, washing machine and fridge/freezer. Under stairs storage cupboard housing electric meter.

### CONSERVATORY

Double glazed window and sliding patio door to rear garden. Power and light.

### BATHROOM

Opaque double glazed window to rear aspect/conservatory. Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Wall mounted gas water heater.

## FIRST FLOOR

### LANDING

Hatch to loft. Access to all bedrooms.

### BEDROOM 1

Two double glazed windows to rear aspect. Wall mounted electric storage heater. Built-in over stairs storage cupboard.





## BEDROOM 2

Double glazed window to front aspect.  
Wall mounted electric storage heater.

## BEDROOM 3

Double glazed window to front aspect.  
Wall mounted electric storage heater.

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn. Part enclosed by low level walling and timber fencing. Various shrubs. Gated access to rear garden.

### REAR GARDEN

88' x 28' (26.82m x 8.53m) max. inc. conservatory. A paved patio area leads to the mainly lawned garden with concrete pathway running along the length. Two garden sheds. Greenhouse. Various trees and shrubs. Cold water tap. Pond.

### DETACHED GARAGE

Double opening wooden doors with opaque glazed toplights. Window to rear aspect. Power.

## OFF ROAD PARKING

Driveway providing off road parking for two/three vehicles and access to garage.

Current Council Tax Band: B.

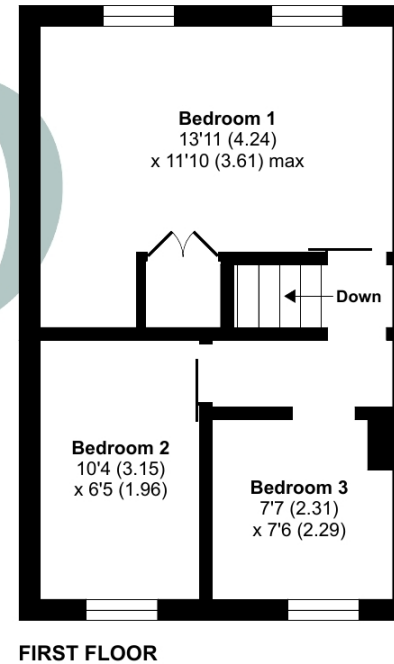
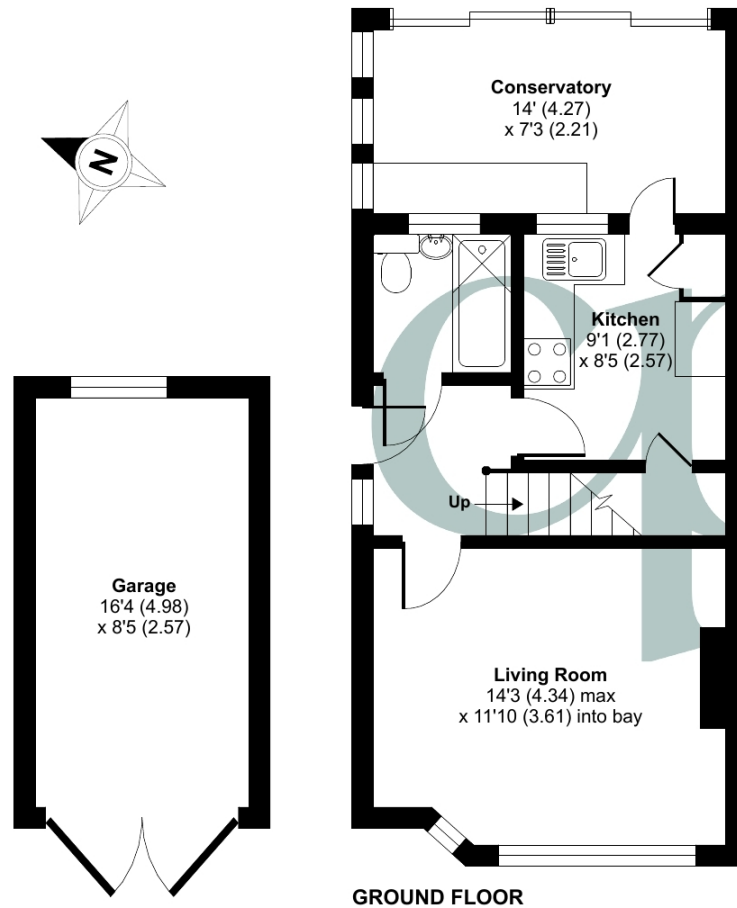


Approximate Area = 769 sq ft / 71.4 sq m


Garage = 138 sq ft / 12.8 sq m

Total = 907 sq ft / 84.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	47
(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:

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## Viewing by appointment only

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