



Willow Way
Flitwick,
Bedfordshire, MK45 1LL
£365,000

country
properties

This semi-detached bungalow is offered for sale with the benefit of no upper chain. The accommodation radiates off a central hallway to include a spacious living room with walk-in bay, fitted kitchen and shower room. Both of the bedrooms are doubles, with the versatile single storey living giving the option to utilise one as a home office or further reception if preferred. Overlooking the established rear garden, a sun room/lean-to extends the living space and allows you to enjoy the outdoors throughout the year. The garage and driveway parking add convenience, catering to multiple vehicles and additional storage needs. The property also benefits from a recently fitted gas fired boiler/heating system (Oct 2022), and is pleasantly situated towards the town outskirts, yet within 0.6 miles of the wide range of amenities at its heart. EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via side entrance door with opaque double glazed insert and sidelight. Radiator. Loft hatch. Built-in storage cupboard. Meter cupboard. Doors to kitchen, both bedrooms, shower room and to:

LIVING ROOM

Walk-in bay with double glazed window to front aspect. Two radiators.

KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Space for cooker, fridge/freezer, washing machine and tumble dryer. Extractor. Tile effect flooring. Radiator. Opaque glazed door to:

SUN ROOM/LEAN-TO

Of part brick construction with double glazed windows and sliding patio door to garden.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect looking into sun room/lean-to. Radiator. Fitted wardrobe.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with shower unit, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Extractor. Tile effect flooring.

OUTSIDE

REAR GARDEN

Immediately to the rear of the property is a generous block paved patio seating area. Tiered shrub bed. Cold water tap. Enclosed by timber fencing with gated side access.

GARAGE

Double opening doors with glazed toplights. Windows to side and rear aspects. Courtesy door to side aspect.



OFF ROAD PARKING

Block paved frontage providing off road parking for approx. three vehicles, extending to side of property and leading to garage. Gravel border. Part enclosed by low level walling and timber fencing.

Council Tax Band: C.



Approximate Area = 827 sq ft / 76.8 sq m

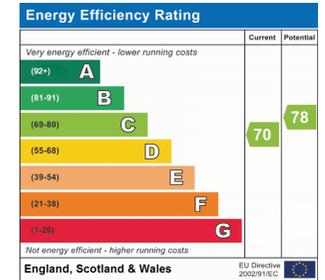
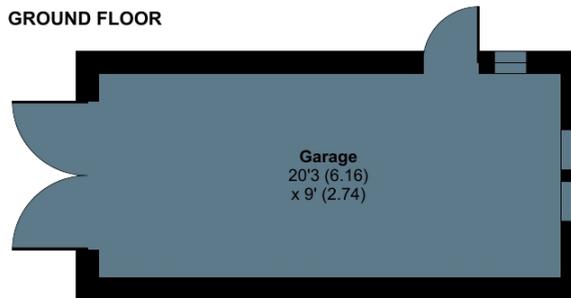
Garage = 182 sq ft / 16.9 sq m

Total = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



GROUND FLOOR



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Country Properties. REF: 1424635



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Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

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