



# Townfield Road

Flitwick,  
Bedfordshire, MK45 1JE  
**£325,000**

country  
properties

This three bedroom semi-detached home offers a wonderful blend of comfortable living and practical features. The well presented accommodation includes a cosy living room with feature fireplace, plus an expansive 25ft kitchen/dining room. Adjacent to this is a garden room with French doors opening directly onto a decked seating area, ideal for alfresco dining. In addition, there is a ground floor bathroom, whilst there are three bedrooms to the first floor. The generous south-westerly facing rear garden is a standout feature, and is complemented by a garage and block paved off road parking. Set within an established neighbourhood, the property benefits from convenient access to local amenities including schools, parks, shops, and transport links, being within 0.6 miles of the town centre. EPC: E.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via opaque double glazed side entrance door with opaque double glazed side panel. Stairs to first floor landing. Radiator. Wood effect flooring. Open access to kitchen/dining room. Doors to bathroom and to:

### LIVING ROOM

Double glazed window to front aspect. Wood effect flooring. Feature fireplace with timber mantel. Radiator.

### KITCHEN/DINING ROOM

Double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in oven, hob and extractor. Space for washing machine and fridge/freezer. Wall mounted gas fired boiler. Radiator. Built-in under stairs storage cupboard. Wood effect flooring. Double glazed sliding patio door to:

### GARDEN ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Opaque double glazed door and sidelight to side aspect. Opaque double glazed window to other side aspect. Wood effect flooring. Light.

### BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Wall tiling. Heated towel rail. Wood effect flooring.

## FIRST FLOOR

### LANDING

Hatch to loft. Doors to all bedrooms.

### BEDROOM 1

Two double glazed windows to front aspect. A range of fitted wardrobes with mirrored sliding doors. Radiator.



## BEDROOM 2

Double glazed window to rear aspect.  
Radiator.

## BEDROOM 3

Double glazed window to rear aspect.

## OUTSIDE

### REAR GARDEN

Immediately to the rear of the property is a large timber decked area. Remainder mainly laid to lawn with shrub borders. Garden shed. Outside light.

### GARAGE

Part glazed double opening wooden doors. Window to rear aspect. Door and double glazed window to side aspect. Power and light.

### OFF ROAD PARKING

Frontage mainly laid to block paving to provide off road parking. Shrub bed. Cold water tap. Shared block paved driveway to side leading to garage.

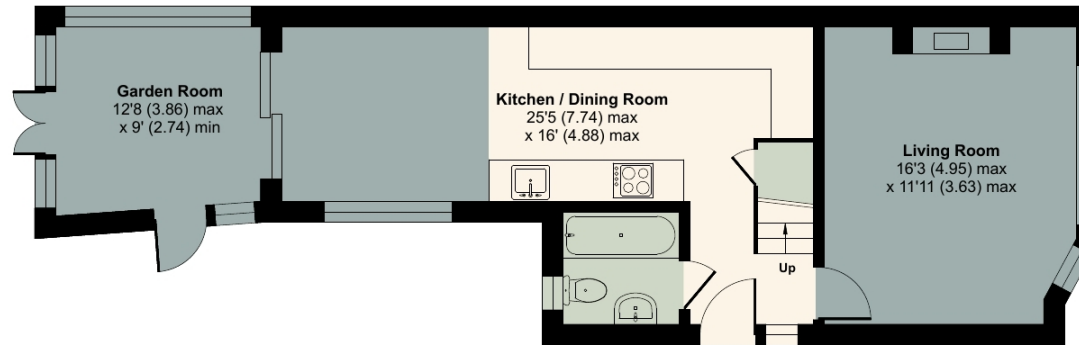
Council Tax Band: C.



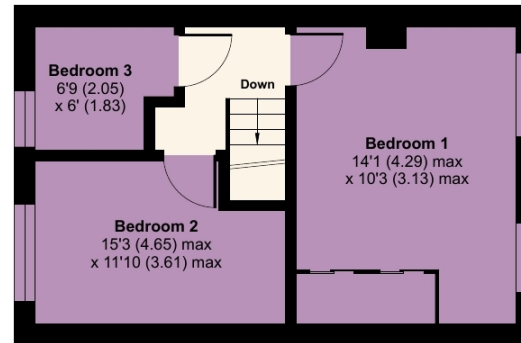
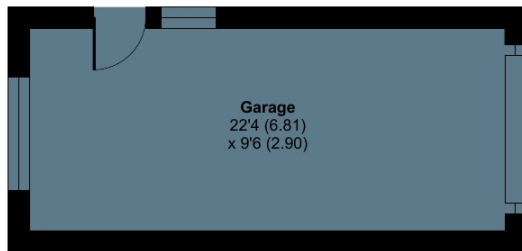


Approximate Area = 847 sq ft / 78.6 sq m  
Garage = 213 sq ft / 19.7 sq m  
Total = 1060 sq ft / 98.3 sq m

For identification only - Not to scale




GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	48	
(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). © ncheom 2026. Produced for Country Properties. REF: 1439899



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## Viewing by appointment only

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