



# Station Road

Flitwick,  
Bedfordshire, MK45 1LA  
£425,000

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properties

This extended semi detached bungalow features a 28ft (max) living/dining room with feature roof lights and French doors to rear allowing the space to be flooded with natural light, plus a modern fitted kitchen with breakfast bar area overlooking the rear garden (great for informal dining). There are two bedrooms, allowing the option to use one as an additional reception if preferred, plus a stylish shower room. Enjoying a south-easterly aspect, the enclosed rear garden is laid to lawn with a generous patio seating area, summerhouse and storage shed. Ample parking is provided via the driveway leading to garage. The town centre amenities, including mainline rail station providing a direct service to St Pancras International, are within 0.5 miles, whilst a handy newsagent/convenience store is situated just across the road. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via composite entrance door with opaque double glazed decorative inserts. Two built-in storage cupboards. Radiator. Recessed spotlighting to ceiling with hatch to loft. Doors to all rooms.

### LIVING/DINING ROOM

Double glazed French doors and window to rear aspect. Two feature roof lights. Two radiators.

### KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed windows to side and rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, and five ring gas hob with extractor over. Built-in double oven. Space for washing machine and upright fridge/freezer. Wall mounted gas fired boiler. Breakfast bar. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling.

### BEDROOM 1

Double glazed window to front aspect. Radiator.

### BEDROOM 2

Double glazed window to front aspect. Radiator.

### SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with fixed rainfall style shower head and additional hand-held attachment, close coupled WC and wash hand basin with mixer tap and drawer unit beneath. Wall and floor tiling. Heated towel rail. Radiator. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT GARDEN

Gravelled frontage with block paved edging providing optional additional parking. Shrub border.

### REAR GARDEN

Immediately to the rear of the property is an extensive paved patio seating area. Remainder mainly laid to lawn. Raised shrub border. Outside lighting, power point and cold water tap. Timber summerhouse (with power and light) plus garden shed. Enclosed by timber fencing with gated side access.



## GARAGE

Metal up and over door. Window and courtesy door to side aspect.

## OFF ROAD PARKING

Hard standing driveway providing off road parking with double gates leading to access to garage.

Current Council Tax Band: C.





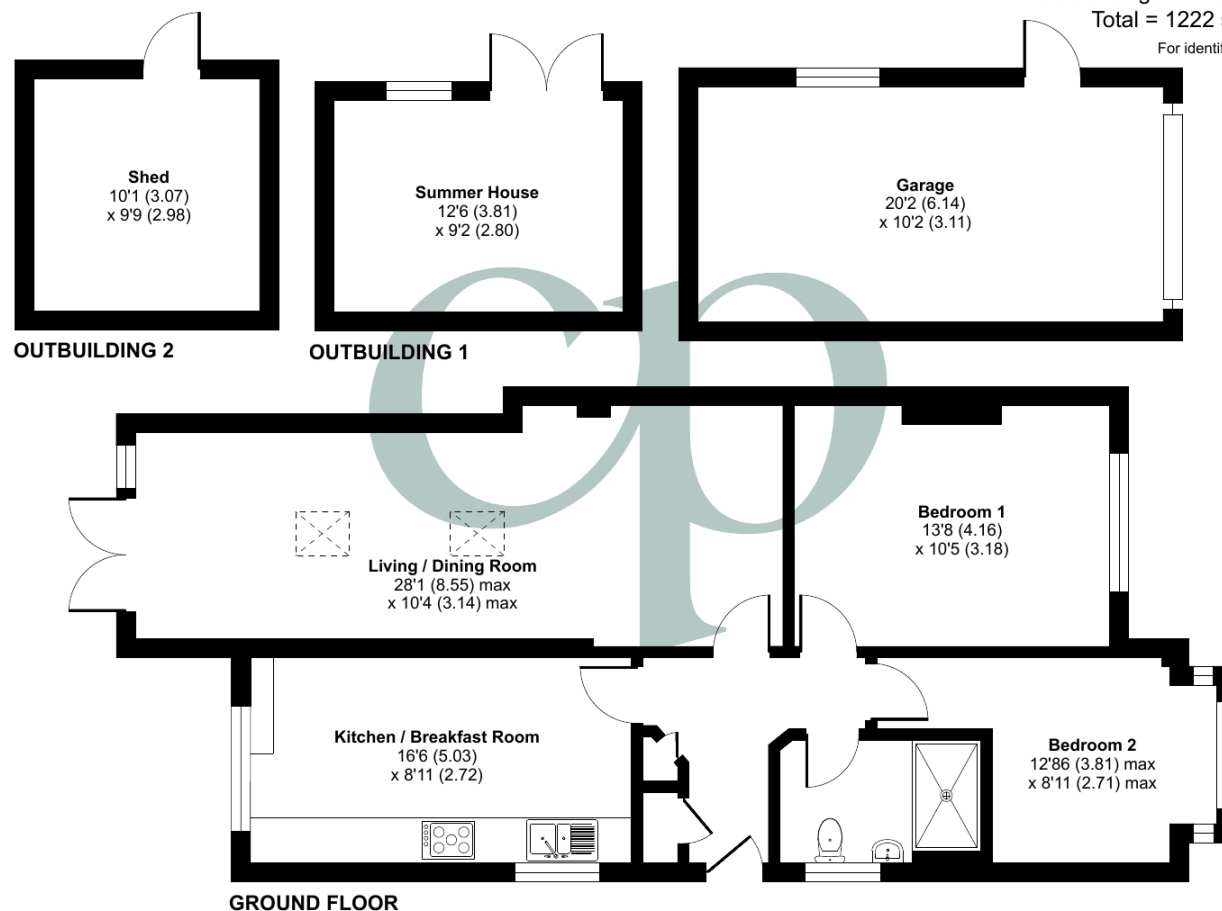
Approximate Area = 803 sq ft / 74.6 sq m

Garage = 206 sq ft / 19.1 sq m

Outbuildings = 213 sq ft / 19.7 sq m

Total = 1222 sq ft / 113.4 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	79
		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: 1333790

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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