



High Street

Westoning,
Bedfordshire, MK45 5JG
£525,000

country
properties

Offered for sale with no upper chain, this detached family home is set within the heart of the village, less than 100 meters from the lower school and recreation ground. With potential to improve and extend (subject to planning), the well proportioned accommodation features a triple aspect living/dining room which extends to a generous 32ft in length. In addition, there is a fitted kitchen with adjacent utility, ground floor shower room, first floor bathroom and three bedrooms (all with fitted storage). There is an enclosed garden to the rear and off road parking is provided via the block paved frontage and attached garage. EPC Rating: D.

LOCATION

Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. A garden centre with farm shop is located just within the boundary on the road to Flitwick. Commuters are well served by the mainline rail stations at nearby Flitwick and Harlington (with trains to St Pancras within 45 minutes) and Junction 12 of the M1 (all within 1.9 miles) whilst London Luton International Airport is within 12.5 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via entrance door with opaque glazed fanlight. Stairs to first floor landing. Radiator. Doors to kitchen and to:

LIVING/DINING ROOM

Triple aspect via double glazed windows to front, side and rear. Four radiators. Doors to utility room and to:

SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle with electric shower, close coupled WC and pedestal wash hand basin. Part tiled walls.

KITCHEN

Dual aspect via double glazed windows to front and rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Integrated refrigerator. Radiator. Built-in under stairs storage cupboard. Floor tiling. Door to:

UTILITY ROOM

Double glazed window to rear aspect. Opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer. Tiled splashbacks. Space for washing machine and fridge/freezer. Floor tiling. Door to living/dining room.

FIRST FLOOR

LANDING

Dual aspect via double glazed windows to front and rear. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed window to front aspect. Radiator. A range of fitted furniture including wardrobes, drawers and overhead storage units.

BEDROOM 2

Double glazed window to front aspect. Radiator. A range of fitted furniture including wardrobes, drawers and overhead storage units.

BEDROOM 3

Double glazed window to rear aspect. Radiator. A range of fitted furniture including wardrobe, drawers and overhead storage units.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail.

OUTSIDE

REAR GARDEN

Mainly laid to lawn. Paved patio area. Mature trees and shrubs. Garden shed. Enclosed by fencing with gated rear access.

GARAGE

Up and over door. Part glazed courtesy door to side aspect leading to rear garden. Wall mounted gas fired boiler. Power and light.

OFF ROAD PARKING

Block paved frontage providing off road parking, accessed via block paved driveway with right of way access for two properties at rear.

Current Council Tax Band: E.

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.

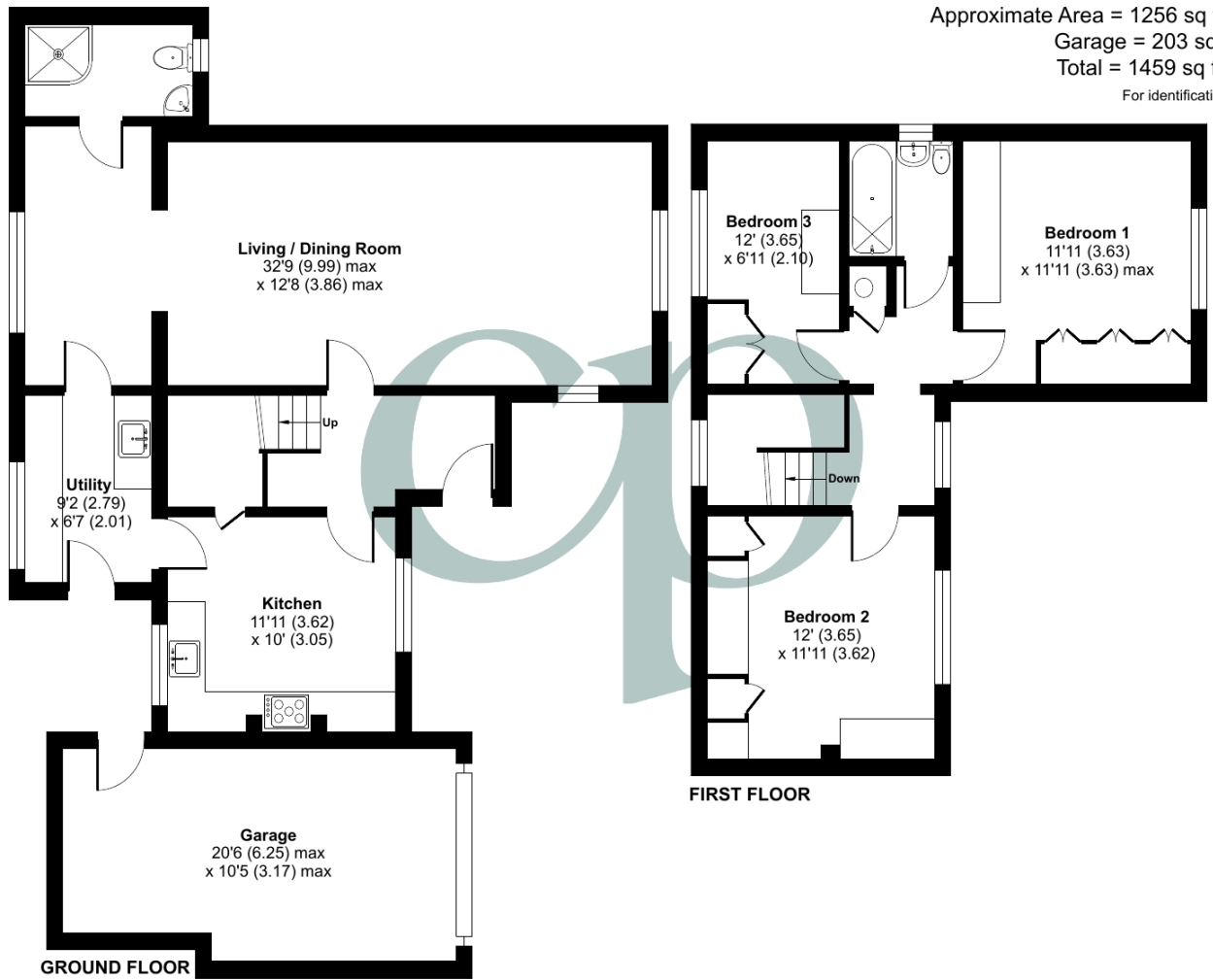
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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





Approximate Area = 1256 sq ft / 116.6 sq m
 Garage = 203 sq ft / 18.8 sq m
 Total = 1459 sq ft / 135.4 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		81
(55-68)	D	68	
(39-54)	E		
(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 2025. Produced for Country Properties. REF: 1229785

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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY
 T: 01525 721000 | E: flitwick@country-properties.co.uk
 www.country-properties.co.uk

