



Townfield Road

Flitwick,
Bedfordshire, MK45 1JG

Guide Price **£350,000**

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Having a generous rear garden, this semi detached home offers extended accommodation to include a living room with feature fireplace, 19ft kitchen/dining room leading to garden room, and ground floor shower room. There are three good sized bedrooms to the first floor. Off road parking for two vehicles is provided via the block paved frontage and the former garage has been converted to create a useful hobby room/potential home office. The town centre amenities, including mainline rail station, are within 0.6 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via side entrance door with opaque double glazed leaded light effect insert, opaque double glazed sidelight and canopy over. Stairs to first floor landing. Radiator. Doors to living room, kitchen/dining room and to:

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with electric shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Part tiled walls. Heated towel rail.

LIVING ROOM

Double glazed window to front aspect. Feature fireplace. Radiator.

KITCHEN/DINING ROOM

A range of base and wall mounted units with work surface areas incorporating butler sink with mixer tap. Tiled splashbacks. Space for cooker, washing machine and fridge/freezer. Radiator. Floor tiling. Built-in under stairs storage cupboard. Recessed spotlighting to ceiling. Double glazed sliding patio door to:

GARDEN ROOM

Double glazed French doors to rear aspect with stained glass effect sidelights. Opaque double glazed windows to either side aspect. Skylight. Opaque glazed door to side aspect. Wood effect flooring. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Hatch to loft with pull-down ladder. Doors to all bedrooms.



BEDROOM 1

Two double glazed leaded light effect windows to front aspect. Radiator. Fitted wardrobes. Wood effect flooring.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Built-in storage cupboard.

OUTSIDE

REAR GARDEN

Paved and gravelled patio area with steps down to mainly lawned garden. Mature borders housing a variety of trees and shrubs. Two ponds. A range of useful outbuildings including a summerhouse, potting shed and two storage sheds. Enclosed by timber fencing.

FORMER GARAGE

Window and part opaque double glazed door to front aspect. Opaque double glazed window to side aspect. Part double glazed door to rear aspect. Power. Recessed spotlighting to ceiling.

OFF ROAD PARKING

Block paved frontage providing off road parking for two vehicles. Shared driveway to side leading to former garage.

Current Council Tax Band: C(i).



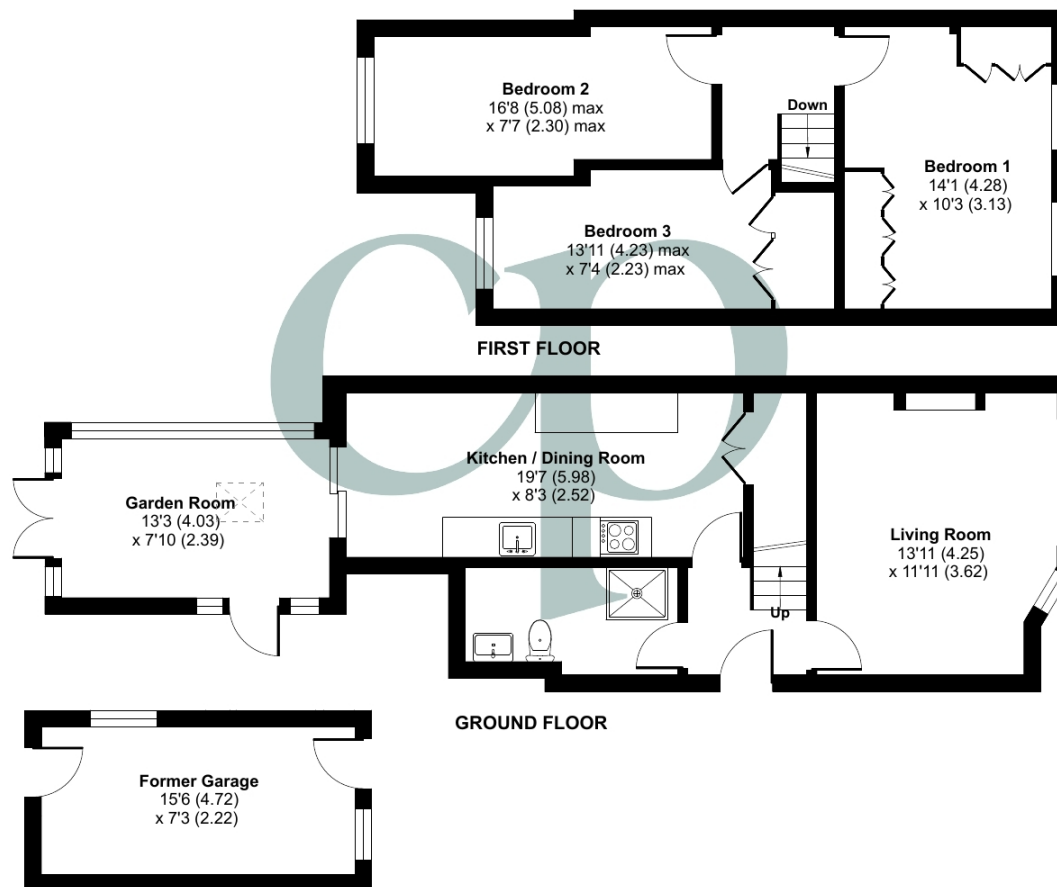


Approximate Area = 983 sq ft / 91.3 sq m

Former Garage = 114 sq ft / 10.5 sq m

Total = 1097 sq ft / 102 sq m

For identification only - Not to scale



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			81
(69-80)	C			
(55-68)	D		61	
(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). © n̄checom 2025. Produced for Country Properties. REF: 1295337

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Viewing by appointment only

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