



Hampden Road

Flitwick,
Bedfordshire, MK45 1HX
£700,000

country
properties

Tucked away at the end of a cul-de-sac in this highly desirable location, within just 0.5 miles of the amenities at the town's heart including the mainline rail station linking to the capital within 50 mins, and already featuring a generous 2,133 sq.ft of accommodation (inc. garage), this impressive home also offers potential for extension (subject to planning). The ground floor accommodation radiates off the reception hall, with an impressive 21'9" living room having a feature exposed brick wall incorporating fireplace, and sliding doors to both the separate dining room and garden. In addition there is a useful study (great for those working from home), fitted kitchen with peninsula breakfast bar (ideal for informal dining), useful utility and cloakroom/WC. The principal bedroom suite offers a range of fitted furniture and dressing room leading through to a shower room, there are three further generous bedrooms plus a family bathroom. The wrap-around gardens are mainly laid to lawn with a variety of mature shrubs and patio seating area, whilst off road parking is provided via the driveway and double garage with electric door. EPC: D.



- 2,133 sq.ft (approx. inc. garage)
- 21ft living room with exposed brickwork & patio door to garden
- Two further reception rooms
- Fitted kitchen plus utility
- Ground floor cloakroom/WC
- Four bedrooms (principal with dressing room & en-suite)
- First floor family bathroom
- Double garage with electric door
- Driveway parking
- Wrap-around gardens

GROUND FLOOR

ENTRANCE PORCH

Accessed via multi pane glazed front entrance door with matching sidelight. Multi pane opaque glazed door and sidelight to:

RECEPTION HALL

Stairs to first floor landing with built-in storage cupboard beneath. Further cupboard housing hot water tank. Doors to study, living room, kitchen and to:

CLOAKROOM/WC

Opaque glazed internal window to entrance porch. Two piece suite comprising: Close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator.

STUDY

Double glazed window to front aspect. Radiator.

LIVING ROOM

Double glazed window and sliding patio door to rear aspect. Feature exposed brick wall with inset living flame gas fire. Two radiators. Opaque glazed sliding door to:

DINING ROOM

Double glazed window to rear aspect. Radiator. Door to:

KITCHEN

Double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap, extending to create a peninsula breakfast bar. Built-in double oven and gas hob with extractor over. Integrated fridge/freezer. Door to:

UTILITY ROOM

A range of base and wall mounted units with work surface area incorporating butler style sink with mixer tap. Space for washing machine and tumble dryer. Radiator. Window and part opaque glazed door to side aspect.

FIRST FLOOR

LANDING

Two double glazed windows to front aspect. Radiator. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to rear aspect. A range of fitted furniture to include wardrobes, dressing table and overhead bridging units. Radiator. Door to:

DRESSING ROOM

Double glazed window to side aspect. Vanity unit housing wash hand basin with storage beneath and tiled splashback. Built-in double wardrobe. Radiator. Door to:



EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Shower cubicle with wall mounted shower unit. Close coupled WC. Wall tiling. Fitted storage cupboard. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Fitted mirror fronted wardrobes with sliding doors. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

BEDROOM 4

Double glazed window to front aspect. Fitted double wardrobe and overhead storage units. Radiator.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall mounted mirror fronted storage cabinet with light. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Lawn area. Various shrubs. Outside lighting. Gated side access to side/rear garden.



REAR/SIDE GARDEN

The gardens wrap around the side and rear of the property. Patio doors from the living room lead out to a paved patio seating area with paved pathway extending around the side of the property. A variety of shrubs. Garden shed. Outside tap. Enclosed by fencing and walling with gated access to front. Paved area at side of garage with double gated access.

DOUBLE GARAGE

Electrically operated roller door with remote control. Two double glazed windows to side aspect. Glazed courtesy door to rear aspect. Power and light.

OFF ROAD PARKING

Shared access to driveway providing off road parking for approx. three vehicles.

Current Council Tax Band: F.

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.

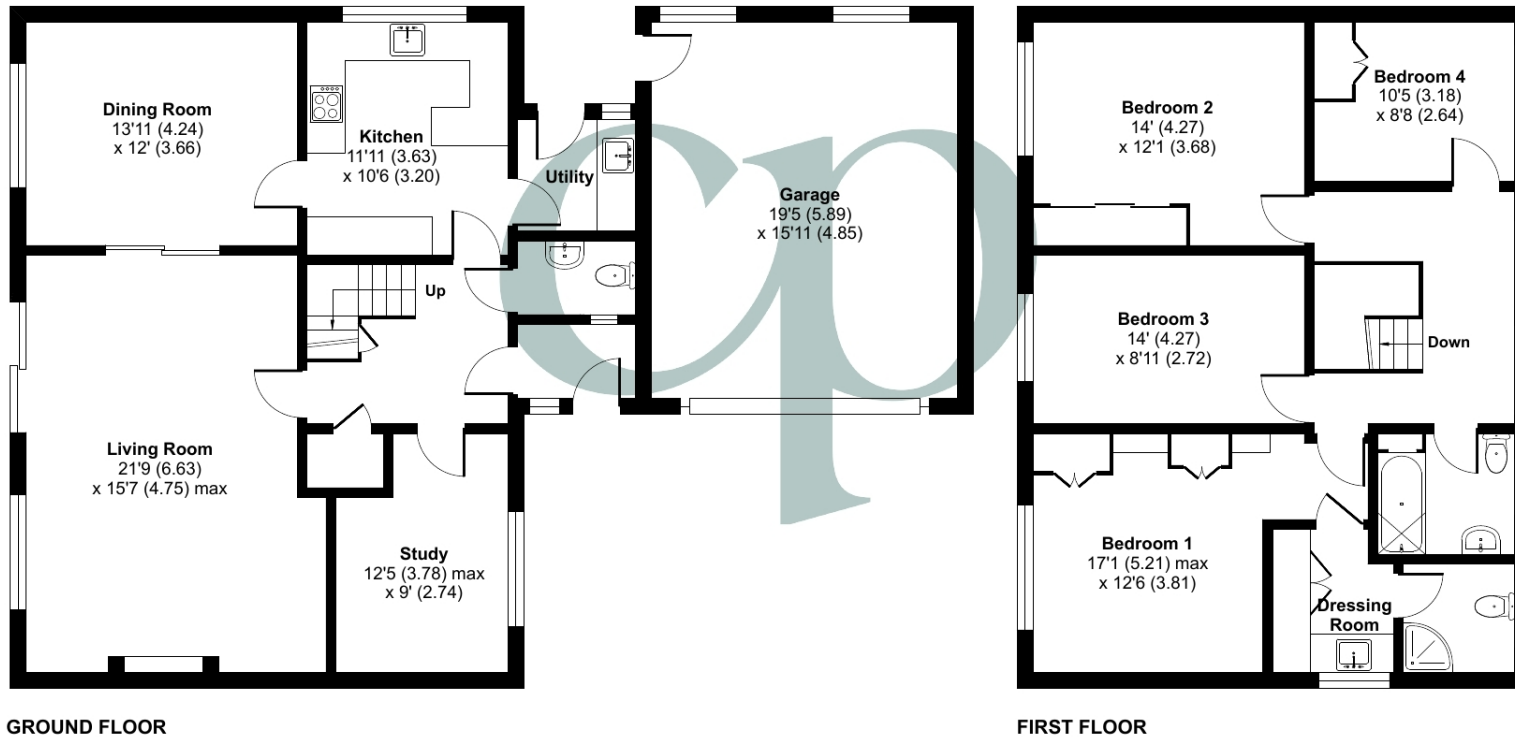
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



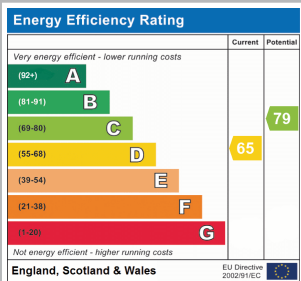




Approximate Area = 1810 sq ft / 168.1 sq m
 Garage = 315 sq ft / 29.2 sq m
 Total Area = 2125 sq ft / 197.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1103573



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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