



# Station Road

Flitwick,  
Bedfordshire, MK45 1JU  
£390,000

country  
properties



This traditional bay fronted semi detached home has the benefit of both a generous rear garden extending to approx. 147ft in length and off road parking. The well-proportioned accommodation includes a 17ft fitted kitchen plus 24ft living/dining room with patio door to conservatory. There are three good-sized bedrooms to the first floor, along with a modern family bathroom. Situated just 0.4 miles from the town centre, the property is convenient for its range of amenities (including mainline rail station with a direct service to St Pancras International). EPC Rating: D.

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via double glazed front entrance door with matching sidelights. Double glazed windows to either side aspect. Part opaque glazed door to:

### ENTRANCE HALL

Radiator. Wood effect flooring. Stairs to first floor landing. Door to living/dining room. Open access to:

### KITCHEN

Double glazed windows to side and rear aspects. Opaque double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Space for washing machine, refrigerator, freezer and cooker (with extractor above). Wall mounted gas fired boiler. Radiator. Wood effect flooring. Built-in under stairs storage cupboard.

### LIVING/DINING ROOM

Double glazed bay window to front aspect. Two radiators. Double glazed sliding patio door to:

### CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Radiator. Floor tiling.

## FIRST FLOOR

### LANDING

Opaque double glazed window to side aspect. Hatch to loft. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed bay window to front aspect. Radiator.

### BEDROOM 2

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

### BEDROOM 3

Double glazed window to rear aspect. Radiator.





## FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Bath with mixer tap and electric shower over, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Wood effect flooring.

## OUTSIDE

### FRONT GARDEN

Laid to gravel. Part enclosed by low level wall. Mature shrub.

### REAR GARDEN

147' x 28' approx. (44.81m x 8.53m approx.) French doors from the conservatory lead out to a stepped, paved patio area. Further steps leave from a gravelled level to the mainly lawned garden with winding pebbled pathway. Mature tree and shrub borders. Garden shed. Enclosed by timber fencing with double gated side access.

### OFF ROAD PARKING

Driveway to side providing off road parking for up to three vehicles.

Current Council Tax Band: C.

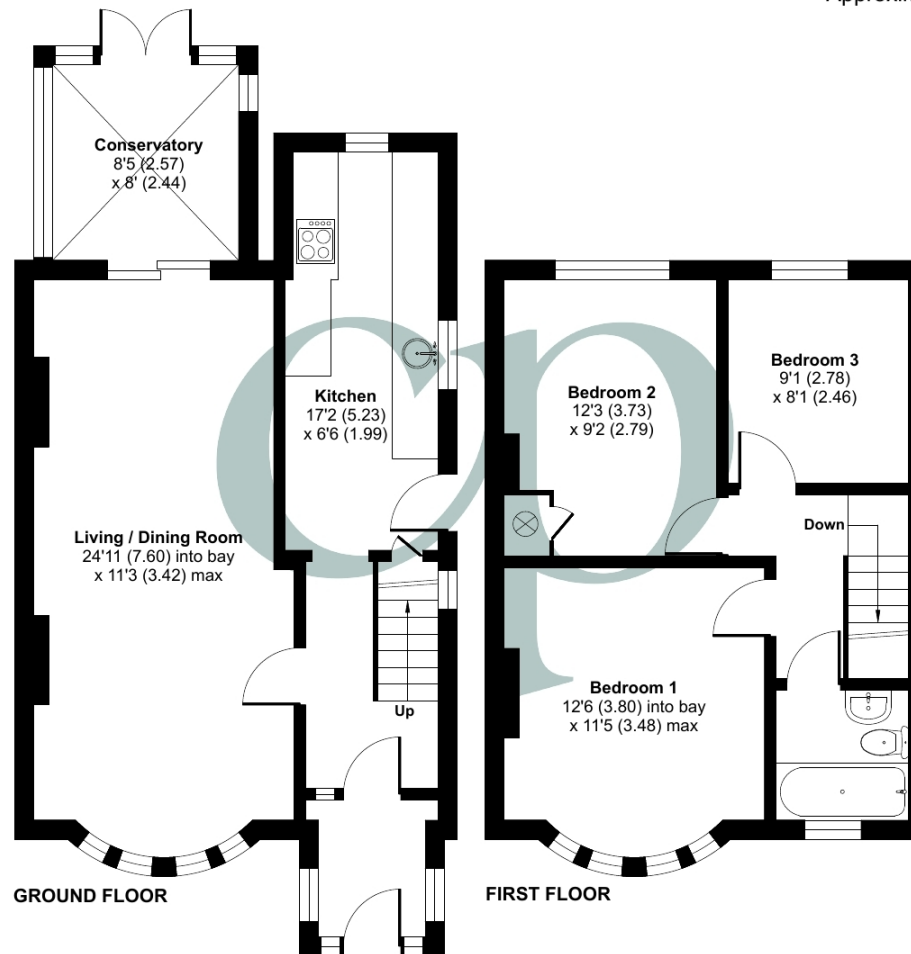
Agents Note: Structural piling works were carried out on the property in 1993.





Approximate Area = 961 sq ft / 89.2 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		
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: 1348789

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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