



# Willow Way

Flitwick,  
Bedfordshire, MK45 1LN  
**£450,000**

country  
properties



Having undergone recent improvement (July 2025) to include a new boiler and carpets (where stated), plus redecoration throughout in a fresh, neutral scheme, this chain-free semi detached bungalow is pleasantly situated in a corner position within a popular location towards the town outskirts. Offering the versatility of single storey living, the accommodation includes a spacious open plan living/dining room with patio door to rear, fitted kitchen with integrated appliances (as stated) plus breakfast area, and family bathroom. There are three bedrooms, giving the option to use one as a separate sitting room or home office if preferred. The generous front garden is laid to lawn with shrub borders, whilst the rear is mainly paved for ease of maintenance. The block paved driveway provides off road parking, in addition to a detached double garage.

EPC: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with double glazed inserts. Radiator. Meter cupboard. Hatch to part boarded loft with light, pull-down ladder and newly fitted boiler (July 2025). Newly fitted carpet. Doors to all rooms.

### LIVING/DINING ROOM

Double glazed sliding patio door to rear aspect. Two radiators. Newly fitted carpet.

### 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 sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and hob with extractor over. Integrated dishwasher and washing machine. Wood effect flooring. Door to:

### REAR LOBBY

Door with opaque glazed insert to rear garden.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Fitted wardrobes. Newly fitted carpet.

### BEDROOM 2

Double glazed window to front aspect. Radiator. Fitted wardrobes. Newly fitted carpet.

### BEDROOM 3

Double glazed window to side aspect. Radiator. Newly fitted carpet.

### FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with electric shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Tile effect flooring.

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn. Block paved pathway leading to front entrance door. Shrub borders. Areas laid to decorative stone chippings. Enclosed by low level brick walling with gated access.

### REAR GARDEN

Mainly laid to block paving for ease of maintenance. Pergola. Gravelled shrub bed to side. Enclosed by brick walling and timber fencing with gated side access.



## DOUBLE GARAGE

Up and over doors to both front and rear.  
Courtesy door to side. Power and light.

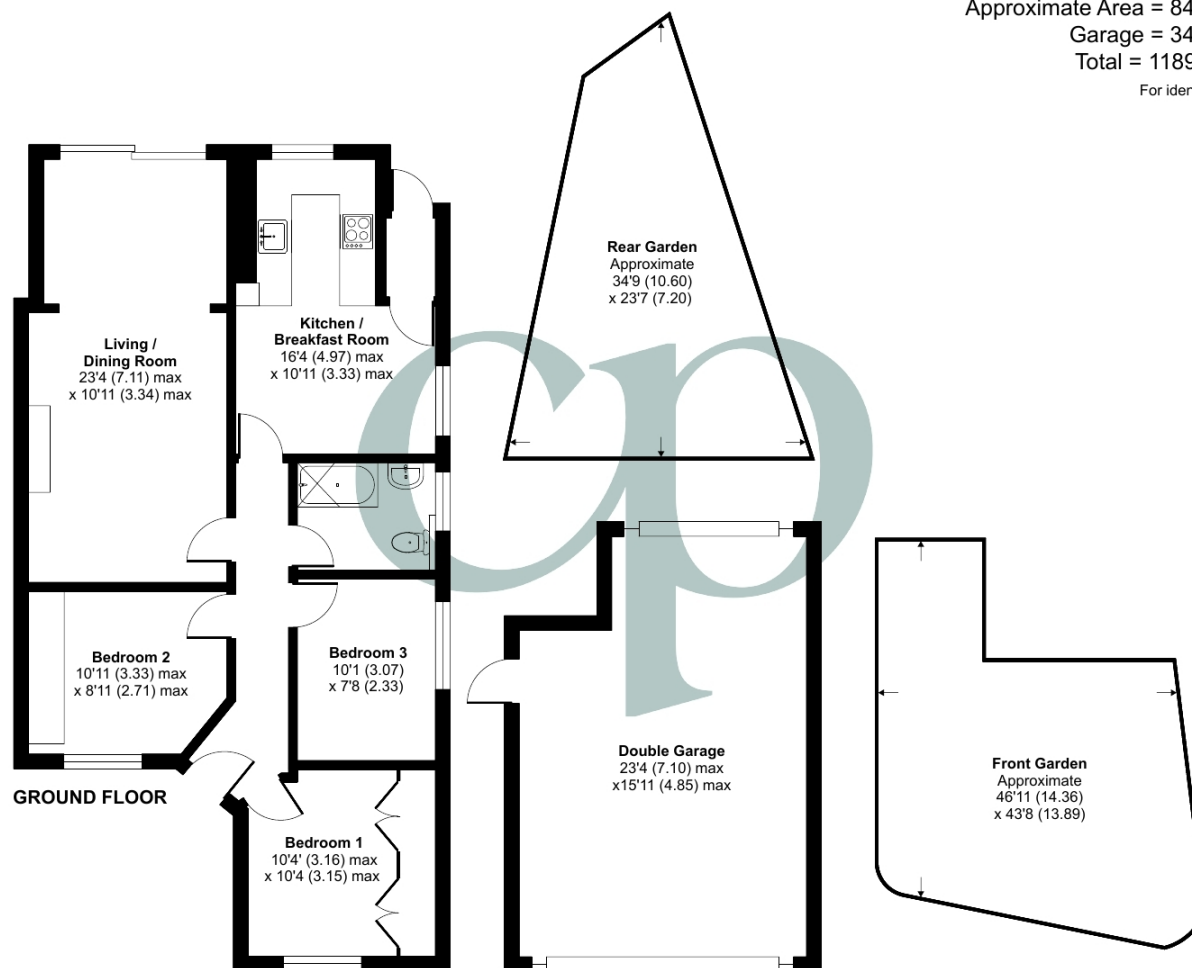
## OFF ROAD PARKING

Block paved driveway providing off road  
parking and access to double garage.

Current Council Tax Band: C.







Approximate Area = 845 sq ft / 78.5 sq m

Garage = 344 sq ft / 31.9 sq m

Total = 1189 sq ft / 110.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(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: 1281153

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## Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: [flitwick@country-properties.co.uk](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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