



Church Road

Westoning,
Bedfordshire, MK45 5JL
Guide Price £550,000

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properties

Set within a desirable village location, this chain-free detached home offers a generous 1,778 sq.ft of accommodation (approx. inc. garage). The property is entered via an impressive double-height hallway with galleried landing above, leading to the spacious 19ft dual aspect living room with attractive fireplace, separate dining room with French doors to rear, and cloakroom/WC. The fitted kitchen with adjacent utility includes a range of integrated appliances, whilst a double bedroom (with adjoining four piece shower room) offers the versatility to use as a guest suite, further reception or home office if preferred. There are two additional bedrooms on the first floor, each with built-in storage, plus a second shower room. Enjoying a south-westerly aspect, the rear garden is designed for ease of maintenance, with a fitted awning creating a shaded seating area. Ample parking is provided via the block paved frontage, in addition to a garage with electric door. EPC Rating: C.

- NO UPPER CHAIN
- Impressive double-height entrance hall
- 19ft dual aspect living room with feature fireplace
- Separate dining room with French doors to rear
- Fitted kitchen, utility & cloakroom/WC
- Ground floor bedroom with four piece en-suite
- Two first floor bedrooms plus shower room
- Enclosed rear garden with south-westerly aspect
- Block paved off road parking
- Garage with electric door



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 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 2 miles), whilst London Luton International Airport is within 13 miles.

GROUND FLOOR

RECEPTION HALL

Accessed via open porch with part opaque double glazed entrance door with sidelight. Stairs to first floor galleried landing with built-in storage cupboard beneath. Radiator. Open access to dining room. Part glazed door to living room. Door to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator. Extractor fan.

LIVING ROOM

Dual aspect via two double glazed windows to front, and double glazed window to side. Feature fireplace surround. Two radiators.

DINING ROOM

Double glazed French doors to rear aspect. Radiator. Doors to bedroom 1 and to:

KITCHEN

Dual aspect via double glazed windows to side and rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and induction hob with extractor over. Built-in electric double oven. Integrated dishwasher and refrigerator. Wall and floor tiling. Recessed spotlighting to ceiling. Built-in storage cupboard. Door to:

UTILITY ROOM

Double glazed window and part opaque double glazed door to side aspect. Wall and base mounted units with work surface area incorporating sink and drainer with mixer tap. Integrated freezer. Wall mounted gas fired boiler. Wall and floor tiling.

BEDROOM 1

Double glazed window to side aspect. Radiator. Built-in wardrobe. Door to:



EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Shower cubicle with electric shower unit, close coupled WC, bidet and pedestal wash hand basin. Wall and floor tiling. Heated towel rail. Hatch to roof void.

FIRST FLOOR

GALLERIED LANDING

Useful built-in storage cupboard, plus separate airing cupboard. Radiator. Doors to both bedrooms.

BEDROOM 2

Double glazed window to front aspect. Radiator. Built-in wardrobe.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Built-in wardrobe, plus separate storage cupboard.

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with electric shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Fitted storage unit. Wall tiling. Extractor fan.



OUTSIDE

REAR GARDEN

South-westerly aspect. Designed for ease of maintenance, the rear garden is mainly laid to gravel and paving. Fitted awning to provide a shaded seating area. Shrub borders. Garden shed. Outside power point. Enclosed by timber fencing with gated access to either side.

GARAGE

Electric up and over door. Work surface area. Courtesy door to side aspect.

OFF ROAD PARKING

Block paved frontage providing off road parking for approx. three vehicles and access to garage. Shrub borders. Part enclosed by low level railings and timber fencing.

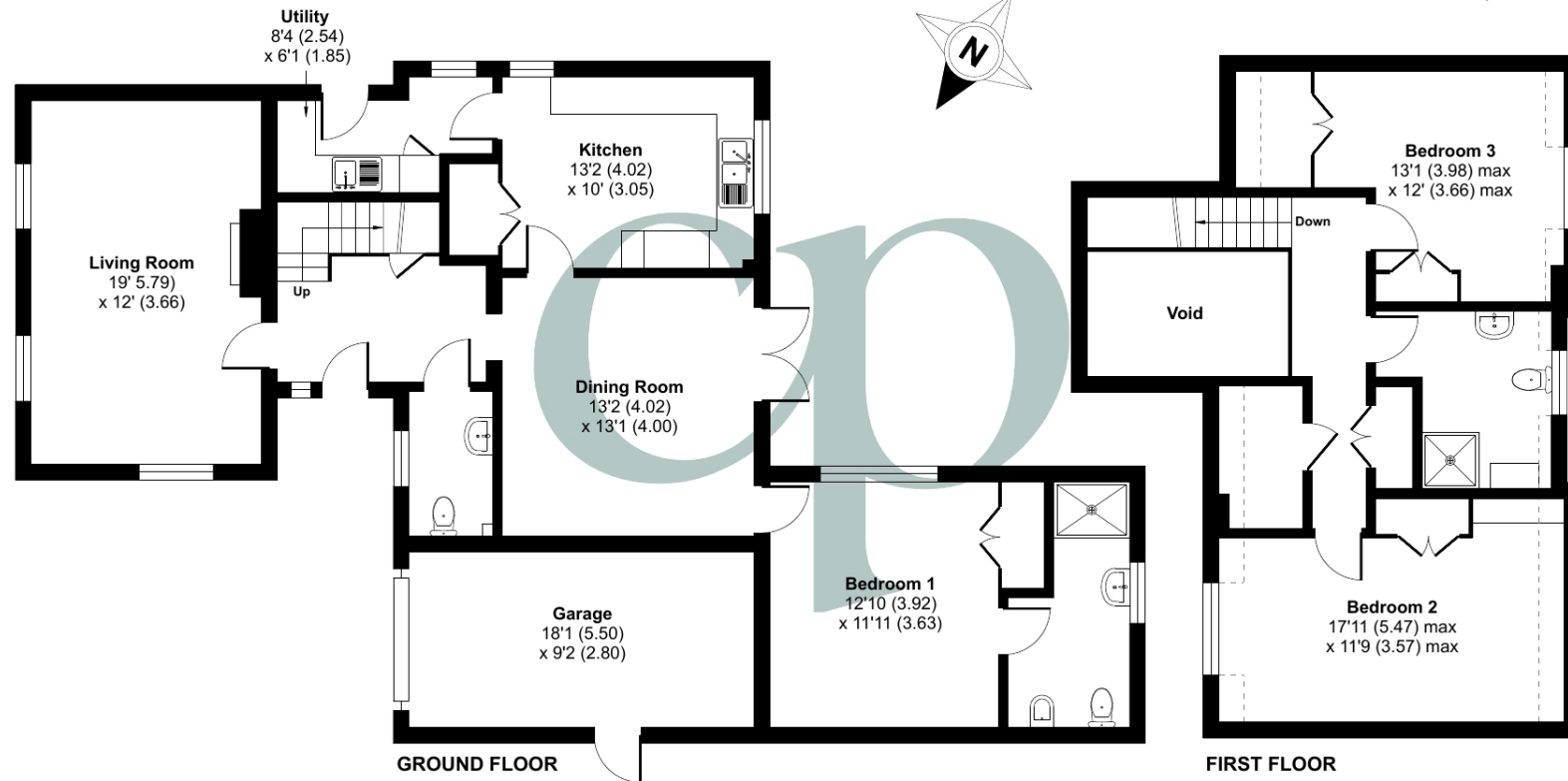
Current Council Tax Band: F.



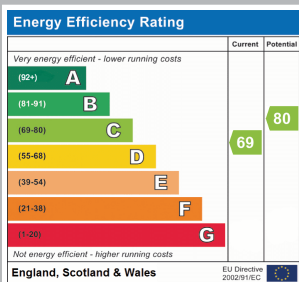


Approximate Area = 1542 sq ft / 143.2 sq m (excludes void)
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1778 sq ft / 165.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Country Properties. REF: 1319603



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Viewing by appointment only

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