



# Church Road

Westoning,  
Bedfordshire, MK45 5JL  
£290,000

country  
properties



Set within a desirable village location, this charming end terrace character cottage benefits from a cosy living room with brick fireplace housing multi fuel stove, open plan kitchen/dining room refitted with a range of units incorporating integrated appliances (as stated), and ground floor bathroom. Both of the bedrooms are doubles, each having an attractive feature fireplace, and there is an enclosed garden to the rear which enjoys a south-westerly aspect. Commuter links are available via mainline rail stations at both Flitwick and Harlington and M1 (J12), all within 1.9 miles. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE

Via front entrance door to:

### LIVING ROOM

Double glazed window to front aspect. Brick-built fireplace housing multi fuel stove, set on tiled hearth. Radiator. Door to:

### INNER LOBBY

Stairs to first floor landing. Open access to:

### KITCHEN/ DINING ROOM

Double glazed window to side aspect. Double glazed window and door to rear aspect. Feature fireplace recess. Built-in under stairs storage cupboard. Radiator. Refitted with a range of base and wall mounted units with work surface areas incorporating ceramic sink with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Integrated fridge/freezer and washing machine. Wood effect flooring. Door to:

### BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Cupboard housing gas fired boiler.

### OUTSIDE

### LANDING

Doors to both bedrooms.

### BEDROOM 1

Double glazed window to front aspect. Feature fireplace. Radiator. Built-in over stairs cupboard.

### BEDROOM 2

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





## OUTSIDE

### FRONT GARDEN

Paved pathway leading to front entrance door. Laid to decorative gravel. Shrub border. Shared side access leading to rear garden.

### REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a gravelled area leading to lawn. Stepping stone pathway leading to paved patio area at rear. Timber garden shed. Enclosed by brick walling and timber fencing. Gated side access. Right of way access for neighbouring properties.

Current Council Tax Band: B.



Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	60
(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: 1251698

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## Viewing by appointment only

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