



Tythe Barn Close

Westoning,
Bedfordshire, MK45 5JT
£425,000

country
properties

Pleasantly situated in a village cul-de-sac, this link detached family home features wonderful open plan living space with the 24ft (max) living/dining room leading directly into a lovely conservatory. A modern refitted kitchen and ground floor cloakroom/WC complete the ground floor accommodation, whilst there are three bedrooms and a family bathroom on the first floor. There is a good-sized garden with south-easterly aspect to the rear and parking is provided via the block paved driveway and garage with electric door. EPC Rating: D.

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 rest of 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 (each within 2.5 miles) with trains to St Pancras within 45 minutes. Junction 12 of the M1 is approx. 2.2 miles and London Luton International Airport is within 14 miles.

GROUND FLOOR

ENTRANCE PORCH

Accessed via side entrance door with opaque double glazed insert and sidelight. Built-in storage cupboard. Radiator. Doors to living/dining room and to:

CLOAKROOM/WC

Opaque double glazed leaded light effect window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin. Tiled splashbacks. Radiator. Recessed spotlighting to ceiling.

LIVING/DINING ROOM

Double glazed leaded light effect bow window to front aspect. Three radiators. Recessed spotlighting to ceiling. Stairs to first floor landing. Open access to conservatory. Door to:

KITCHEN

A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in double oven and hob with extractor over. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Tiled floor. Recessed spotlighting to ceiling. Open access to:

CONSERVATORY

Of part brick construction with Double glazed windows and French doors to rear garden. A range of base units with work surface area. Tiled floor with underfloor heating. Courtesy door to garage.



FIRST FLOOR

LANDING

Double glazed leaded light effect window to side aspect. Radiator. Access to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Fitted wardrobes. Radiator. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed leaded light effect window to rear aspect. Radiator.

BEDROOM 3

Double glazed leaded light effect window to rear aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed leaded light effect window to front aspect. Three piece suite comprising: Panelled bath with shower over, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail.

OUTSIDE

REAR GARDEN

South-easterly aspect. Paved and decked seating areas. Mainly laid to lawn. A variety of plants and shrubs. Raised border. Enclosed by fencing.

GARAGE

Electric roller door. Power and light. Gas fired combination boiler.

OFF ROAD PARKING

Block paved driveway providing off road parking. Built-in storage.

Current Council Tax Band: D.

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;

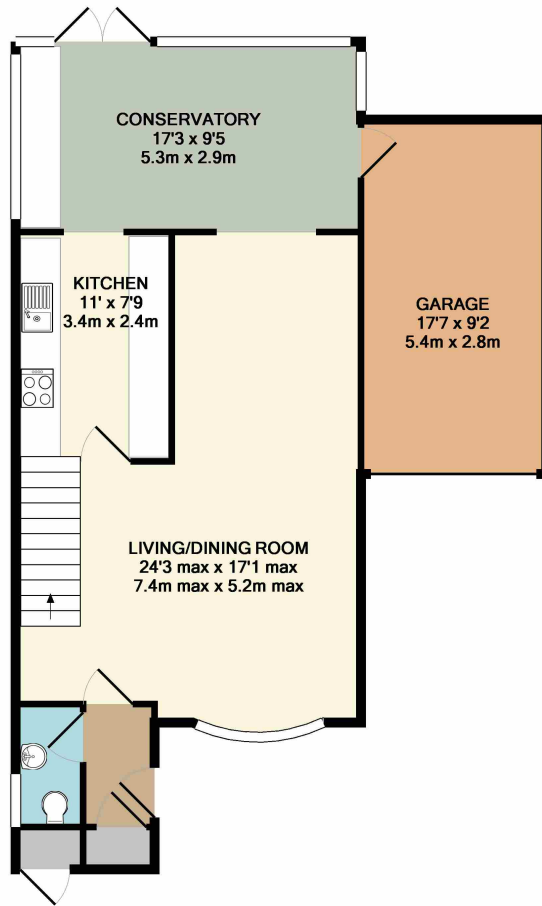
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

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.

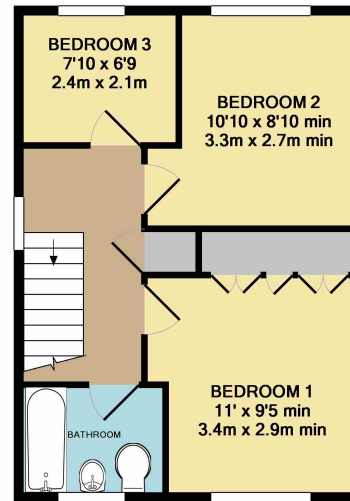
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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





GROUND FLOOR
APPROX. FLOOR
AREA 794 SQ.FT.
(73.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Energy Efficiency Rating | | |
|---|----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 80 |
| (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 |

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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