



Wardhedges Road

Flitton,
Bedfordshire, MK45 5ED
£260,000

country
properties

With scope to improve, this chain-free cottage is set within a desirable hamlet, nearing delightful countryside walks. Upon entering the property, you are greeted by a 19'5" open plan living/dining room, leading through an inner lobby to the fitted kitchen. In addition, there is a ground floor shower room, whilst upstairs you will find two bedrooms (each equipped with useful storage). The enclosed rear garden is mainly laid to lawn with mature shrub borders. The property is a stone's throw from the local public house/restaurant (100m), with a wider range of amenities available in the nearby town of Flitwick (2.7 miles) including mainline rail station providing a fast and frequent service to St Pancras International (from 41 mins). EPC Rating: D.

GROUND FLOOR

ENTRANCE

Via front entrance door with opaque double glazed inserts to:

LIVING/DINING ROOM

Double glazed window to front aspect. Electric fire set on hearth. Electric storage heater. Stairs to first floor landing. Multi pane opaque glazed door to:

INNER LOBBY

Built-in airing cupboard. Door to:

SHOWER ROOM

Glazed rooflight. Three piece suite comprising: Shower cubicle with electric shower, WC with concealed cistern and wash hand basin with mixer tap and storage cupboard beneath. Electric storage heater. Extractor fan. Tile effect flooring.

KITCHEN

Double glazed window and part double glazed door to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Space for washing machine and fridge/freezer. Electric heater. Tile effect flooring.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms.

BEDROOM 1

Double glazed window to front aspect. Built-in wardrobe. Electric storage heater.

BEDROOM 2

Double glazed window to rear aspect. Fitted wardrobe. Electric storage heater.



OUTSIDE

FRONT GARDEN

Laid to pebbles with inset shrubs.
Pathway leading to front entrance door.

REAR GARDEN

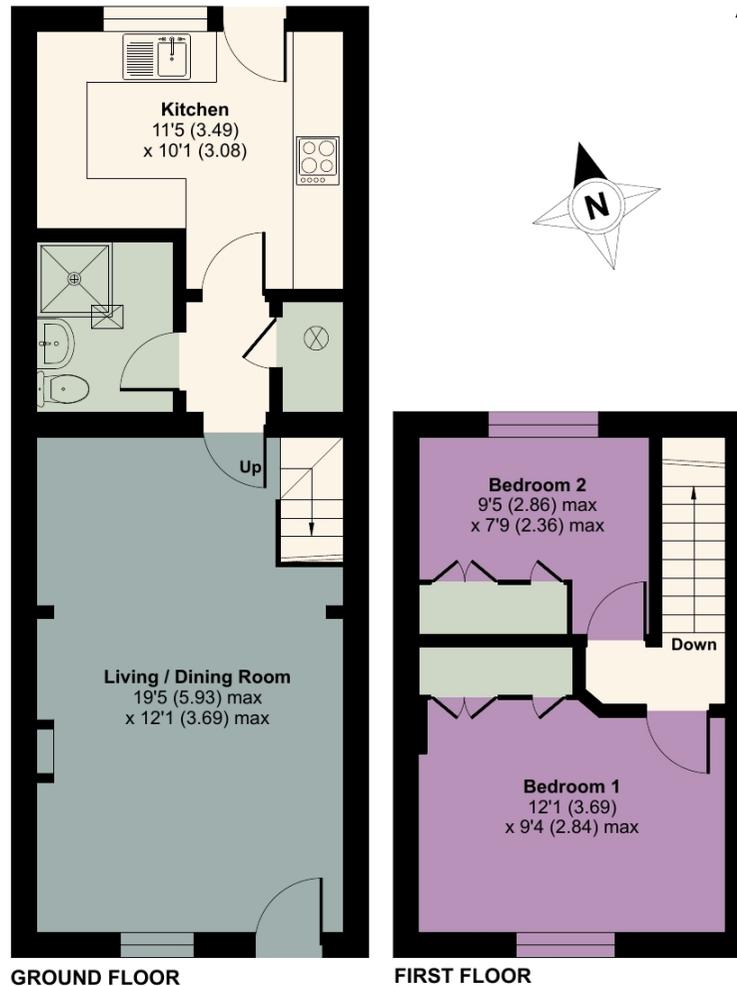
Mainly laid to lawn. Shrub borders.
Enclosed by timber and wire mesh
fencing. Pathway leading to gated
access to rear walkway (maintenance
of which is shared with neighbouring
properties).

Current Council Tax Band: C.



Approximate Area = 654 sq ft / 60.7 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		80
(55-68)	D	59	
(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). © n̄checom 2026. Produced for Country Properties. REF: 1400170



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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