



Townfield Road

Flitwick,
Bedfordshire, MK45 1JG
£350,000

country
properties

This extended semi detached home features a generous rear garden of approx. 140ft in length, garage and off road parking. The accommodation includes a living room, 22ft open plan kitchen/dining room and ground floor bathroom. There are three good-sized bedrooms on the first floor, the principal with en-suite shower room. Convenient for local amenities, the property is within 0.5 miles of the town centre amenities including mainline rail station (providing a fast and frequent service to St Pancras International within as little as 41 mins), whilst the delightful walks of Manor Park are within just 0.3 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed side entrance door with opaque double glazed sidelight. Stairs to first floor landing. Radiator. Open access to kitchen/dining room. Doors to bathroom and to:

LIVING ROOM

Double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM

Dual aspect via double glazed window to side and double glazed door and windows to rear. A range of base and wall mounted units with wood work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and gas hob with extractor over. Tiled splashbacks. Built-in double oven. Space and plumbing for washing machine, slimline dishwasher and American style fridge/freezer. Floor tiling with electric underfloor heating. Recessed spotlighting to ceiling.

BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap and storage cabinet beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

FIRST FLOOR

LANDING

Hatch to loft (housing gas fired combination boiler). Doors to all bedrooms.

BEDROOM 1

Two double glazed windows to front aspect. Radiator. Open access to:

EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin. Wall tiling. Extractor. Recessed spotlighting to ceiling.



BEDROOM 2

Double glazed window to rear aspect.
Radiator.

BEDROOM 3

Double glazed window to rear aspect.
Radiator. Built-in over stairs storage cupboard.

OUTSIDE

REAR GARDEN

140' x 18' (42.67m x 5.49m) approx.
Immediately to the rear of the property is a paved patio seating area, part enclosed by low level walling. Remainder mainly laid to lawn. A variety of trees and shrubs. Part enclosed by fencing and hedging.

GARAGE

Prefabricated garage. Metal up and over door. Courtesy door to side aspect.

OFF ROAD PARKING

Frontage laid to block paving to provide off road parking for two vehicles. Shared driveway to side leading to garage.

Current Council Tax Band: C.

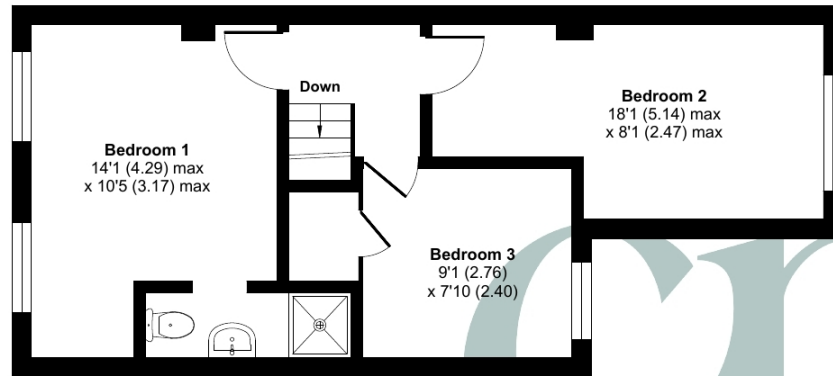


Approximate Area = 830 sq ft / 77.1 sq m

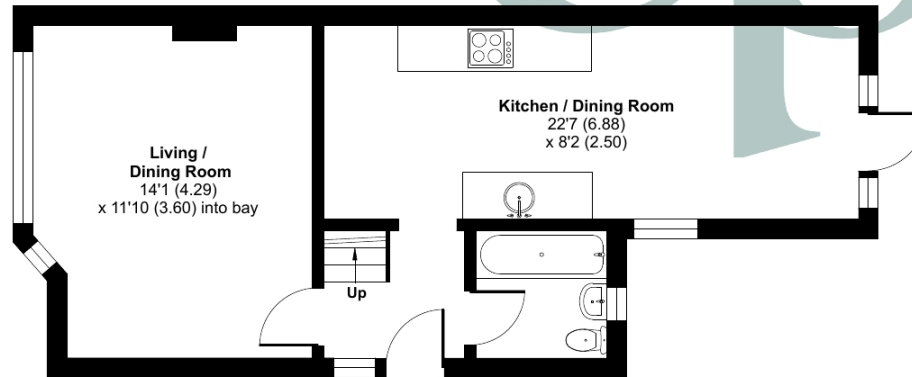
Garage = 152 sq ft / 14.1 sq m

Total = 982 sq ft / 91.2 sq m

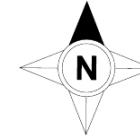
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(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). © n̄cheom 2025. Produced for Country Properties. REF: 1345493

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

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

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country
properties