



# High Street

Greenfield,  
Bedfordshire, MK45 5DD  
**£475,000**

country  
properties



This modern detached family home is set within a desirable village, adjacent to allotments and footpath leading to the delightful walks of Flitton Moor. The central hallway provides access to both a 17ft dual aspect living room with feature media wall and French doors to rear, along with a 17ft dual aspect kitchen/dining room, complete with integrated appliances (as stated). A ground floor cloakroom/WC adds to the practicality of the home. Upstairs, there are three bedrooms with the principal having the benefit of an en-suite shower room, plus a stylish family bathroom with four piece suite including bath and separate shower. Outside, there is an enclosed rear garden which is mainly laid to lawn with a decked patio seating area, whilst the rear block paved driveway offers convenient parking for two vehicles and leads to a double garage with twin electric doors. Commuters are well served by the rail station at nearby Flitwick (1.3 miles), which provides a fast and frequent service to St Pancras International in as little as 41 mins, whilst M1 (J12) is 3.7 miles. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via front entrance door with decorative double glazed inserts. Radiator. Wood effect flooring. Doors to entrance hall and to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail.

### ENTRANCE HALL

Stairs to first floor landing. Built-in storage cupboard. Wood effect flooring. Doors to kitchen/dining room and to:

### LIVING ROOM

Dual aspect via double glazed oriel window to front and double glazed French doors to rear, leading to garden. Feature media wall with panelling and fitted storage unit. Wood effect flooring. Radiator.

### KITCHEN/DINING ROOM

Dual aspect via double glazed oriel window to front and double glazed window to rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in oven and induction hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Island unit providing additional storage and work surface space. Radiator. Recessed spotlighting to ceiling. Built-in under stairs storage cupboard housing gas fired boiler.

## FIRST FLOOR

### LANDING

Double glazed window to rear aspect. Loft access. Radiator. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to rear aspect. Radiator. Door to:



## EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle with wall mounted shower, WC with concealed cistern and pedestal wash hand basin with mixer tap. Tiled splashbacks. Heated towel rail.

## BEDROOM 2

Double glazed window to rear aspect. Radiator. Wood effect flooring.

## BEDROOM 3

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

## FAMILY BATHROOM

Two opaque double glazed windows to front aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, shower cubicle with wall mounted shower, WC with concealed cistern and wash basin with mixer tap, set on storage cabinet. Heated towel rail. Recessed spotlighting to ceiling. Tile effect flooring.

## OUTSIDE

### FRONT GARDEN

Mainly laid to decorative slate chippings with stepped pathway leading to front entrance door. Enclosed by metal railings with gated access.

### REAR GARDEN

Immediately to the rear of the property is a decked seating area leading to the mainly lawned garden with shrub borders. Storage shed. Enclosed by timber fencing with gated rear access.

### DOUBLE GARAGE

Twin electrically operated doors. Double glazed window to side aspect. Courtesy door to rear garden.

### OFF ROAD PARKING

Block paved driveway to rear providing off road parking for two vehicles.

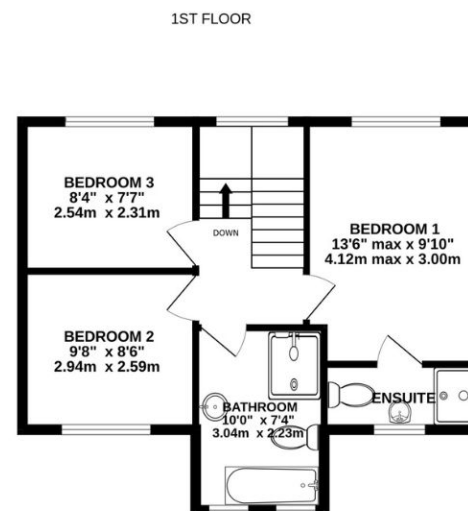
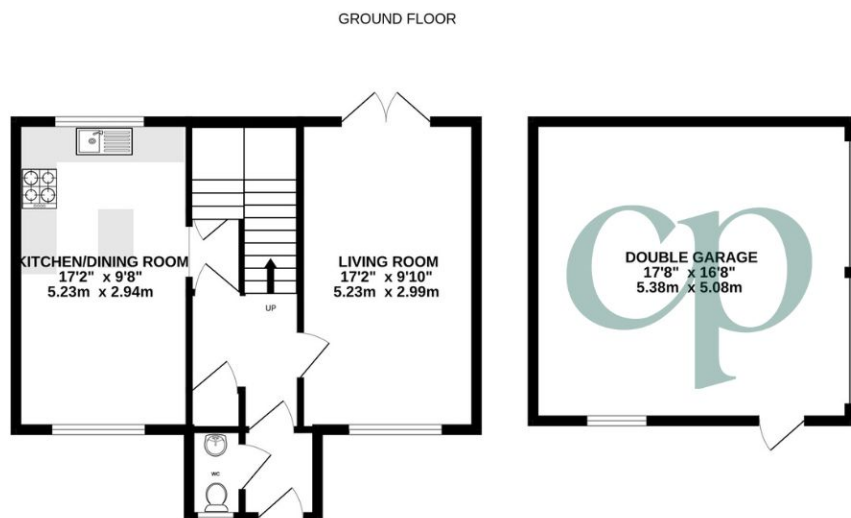
Council Tax Band: E.

### DRAFT DETAILS

Awaiting vendor approval.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	81
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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](mailto:flitwick@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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