



Kent Close

Westoning,
Bedfordshire, MK45 5LW
£500,000

country
properties

Set within a village cul-de-sac, this well presented detached family home features contemporary open plan living, perfect for entertaining. With French doors to the garden, this dual aspect, L-shaped space provides areas for relaxing and dining and extends to a generous 23ft x 21ft at its widest points. In addition there is a 17ft fitted kitchen/breakfast room and cloakroom/WC, whilst the first floor offers four bedrooms (the principal with en-suite shower room) plus a family bathroom. There is an enclosed garden to the rear and ample parking is provided via the adjacent garage and driveway. Commuter links are available via the M1 (J12: 1.7 miles) and mainline rail stations at both Flitwick and Harlington providing a direct service to St Pancras International (each within 1.9 miles). EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed leaded light effect inserts. Stairs to first floor landing with built-in storage cupboard beneath. Coving to ceiling. Dado rail. Radiator. Wood effect flooring. Doors to living/dining room, kitchen/breakfast room and cloakroom/WC.

CLOAKROOM/WC

Part leaded light effect double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Wall mounted fuse box. Radiator.

LIVING/DINING ROOM

Dual aspect via part leaded light effect double glazed windows to front and rear and double glazed French doors to rear. Feature fireplace housing electric fire. Three radiators. Coving to ceiling.

KITCHEN/BREAKFAST ROOM

Dual aspect via part leaded light effect double glazed windows to front and side and part double glazed door to side. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Wall and floor tiling. Built-in double oven and four ring gas hob with extractor over. Space for washing machine, dishwasher, fridge/freezer and tumble dryer. Radiator.

FIRST FLOOR

LANDING

Hatch to loft. Built-in cupboard housing gas fired boiler. Doors to all bedrooms and family bathroom.

BEDROOM 1

Part leaded light effect double glazed window to front aspect. Built-in triple wardrobe. Radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Part leaded light effect double glazed window to side aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Extractor. Shaver point. Recessed spotlighting to ceiling.

BEDROOM 2

Part leaded light effect double glazed window to front aspect. Built-in double wardrobe. Radiator.

BEDROOM 3

Part leaded light effect double glazed window to rear aspect. Radiator.

BEDROOM 4

Part leaded light effect double glazed window to rear aspect. Radiator.



FAMILY BATHROOM

Part leaded light effect 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 beneath. Wall and floor tiling. Heated towel rail. Shaver point. Extractor.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Lawn area. Various shrubs. Outside light and cold water tap.

REAR GARDEN

Paved patio seating area. Mainly laid to lawn. Various trees and shrubs. Garden shed. Outside lighting. Enclosed by fencing with gated side access.

GARAGE

Metal up and over door. Pitched, tiled roof. Power and light. Eaves storage. Part glazed courtesy door to rear garden.

OFF ROAD PARKING

Part block paved driveway providing off road parking for up to four vehicles and access to garage.

Current Council Tax Band: F.

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.

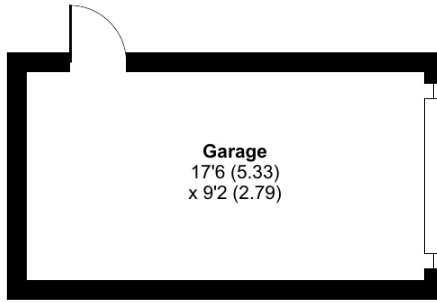


Approximate Area = 1268 sq ft / 117.8 sq m

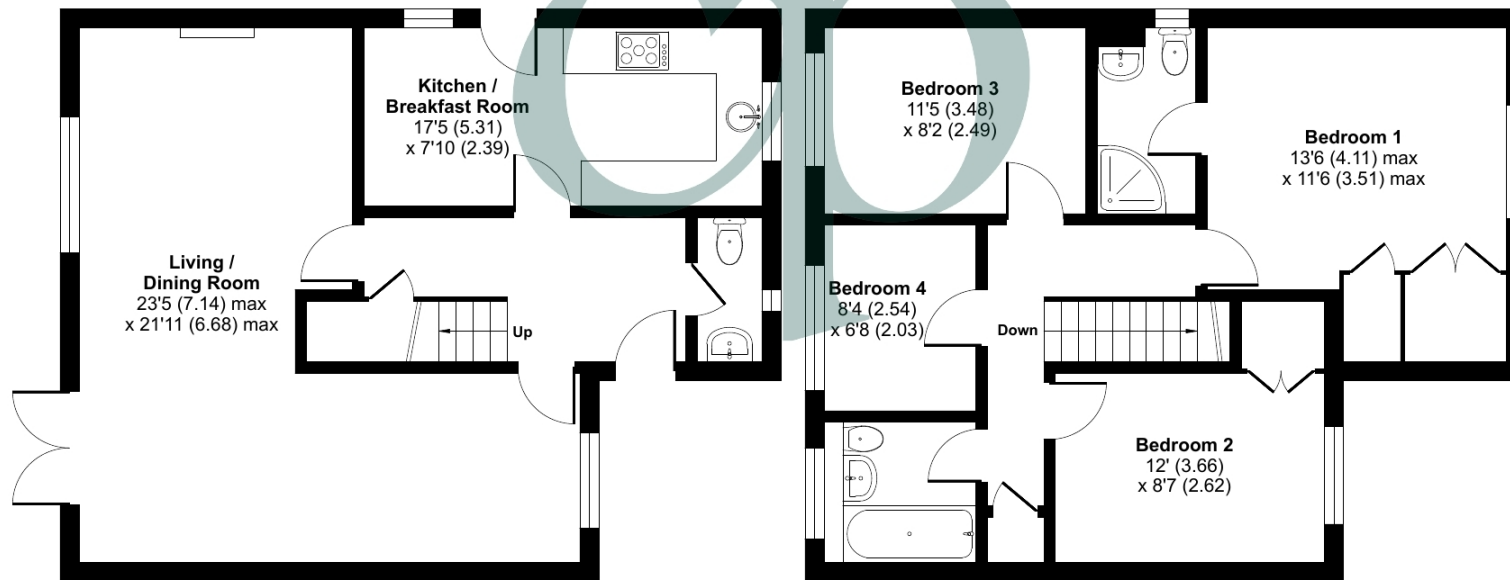
Garage = 160 sq ft / 14.8 sq m

Total = 1428 sq ft / 132.6 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR

FIRST FLOOR

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

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1088799

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

Viewing by appointment only

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