



Home Farm Way

Westoning,
Bedfordshire, MK45 5LL
Guide Price £575,000

country
properties

Set within a popular village, this detached family home offers spacious accommodation throughout featuring a fabulous open plan kitchen/dining/family room with a range of integrated kitchen appliances (as stated) and direct access to a large P-shaped conservatory. Sure to be the hub of the home, this lovely space is perfect for the family to gather and entertain. There is also a 19ft living room with feature fireplace plus ground floor cloakroom/WC, whilst the first floor offers four double bedrooms (the principal with en-suite bathroom) and a further family bathroom with four piece suite including bath and separate shower cubicle. The lawned rear garden has a decked seating area and parking is provided via the driveway to side, which leads through double gates to the double garage. EPC

Rating: C.

- 19ft living room with feature fireplace
- P-shaped conservatory
- Four double bedrooms (principal with en-suite bathroom)
- Enclosed rear garden
- Open plan kitchen/dining/family room
- Ground floor cloakroom/WC
- Family bathroom with bath plus separate shower cubicle
- Double garage & driveway parking



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 via rail stations at both Flitwick and Harlington (each within 1.9 miles) which provide a direct service to St Pancras International within 50 mins. M1 (J12) is also within 1.9 miles and London Luton International Airport approx. 13 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and sidelight. Opaque double glazed window to side aspect. Radiator. Wood effect flooring. Stairs to first floor landing with built-in storage cupboard beneath. Doors to living room, kitchen/dining/family room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap, tiled splashback and storage beneath.

LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace surround housing gas fire. Two radiators.

KITCHEN/DINING/FAMILY ROOM

Double glazed window to side aspect. Double glazed sliding doors, window and further door to conservatory. A range of base and wall mounted units with wood work surface areas incorporating ceramic 1½ bowl sink and drainer with mixer tap and four ring gas hob with extractor over. Built-in double oven. Integrated dishwasher and fridge/freezer. Space for washing machine. Radiator. Wood effect flooring. Recessed spotlighting to ceiling.

CONSERVATORY

Of part brick and glazed construction with French doors to rear garden. Two radiators. Wood effect flooring.

FIRST FLOOR

LANDING

Opaque double glazed window to side aspect. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

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



EN-SUITE BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap and shower over, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail.

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4

Two double glazed windows to front aspect. Fitted wardrobes. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Four piece suite comprising: Bath with mixer tap/shower attachment, shower cubicle with shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Recessed spotlighting to ceiling. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with borders laid to decorative stone chippings.



REAR GARDEN

Laid to lawn with shrub borders. Stepping stone pathway leading to raised decked seating area at rear. Enclosed by timber fencing and brick walling.

DOUBLE GARAGE

Double up and over door. Window and courtesy door to side aspect. Power and light.

OFF ROAD PARKING

A hard standing driveway to side provides off road parking and leads through double timber gates to the double 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.

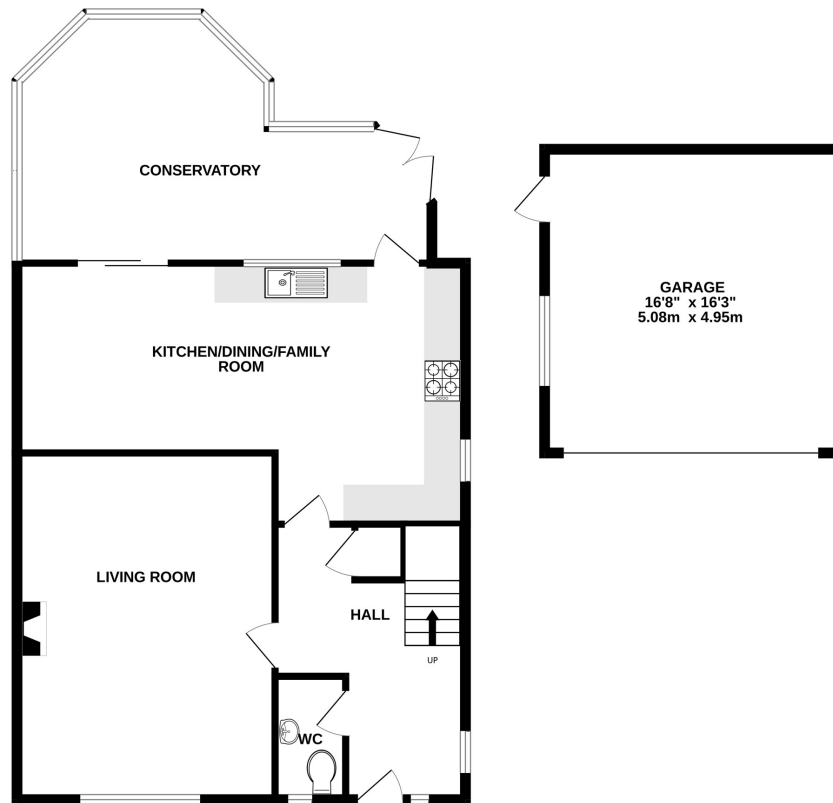
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

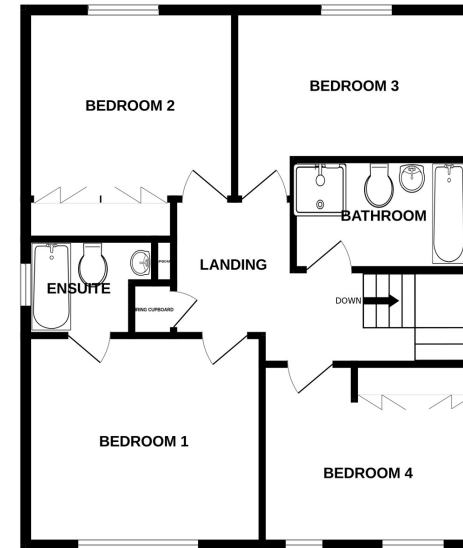




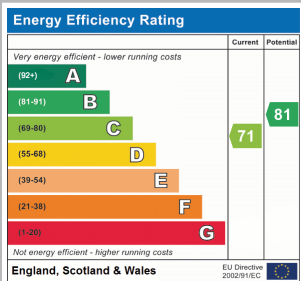
GROUND FLOOR



1ST FLOOR



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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Viewing by appointment only

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