



Greenways

Flitwick,  
Bedfordshire, MK45 1DA  
£310,000

country  
properties



Pleasantly situated overlooking an open green, this mid terrace home is offered for sale with no upper chain. The well-proportioned accommodation includes a spacious entrance hall, two separate reception rooms, fitted kitchen and conservatory, whilst there are three double bedrooms to the first floor along with a family bathroom. The enclosed rear garden enjoys a south-easterly aspect. Convenient for local amenities, the property is just a few minutes walk (0.09 miles) from a handy parade of shops, and within 0.4 miles of the town centre and mainline rail station (which provides a fast and frequent service to St Pancras International within 50 minutes). EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with decorative double glazed inserts. Double glazed window to front aspect. Radiator. Stairs to first floor landing. Wood effect flooring. Doors to dining room and to:

### LIVING ROOM

Double glazed French doors to conservatory. Radiator. Wood effect flooring.

### DINING ROOM

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

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in electric oven and gas hob with extractor over. Space for fridge/freezer and washing machine. Wall and floor tiling. Part double glazed door to:

## CONSERVATORY

Of part brick construction with double glazed windows and French doors to rear garden. Radiator. Floor tiling.

## FIRST FLOOR

### LANDING

Double glazed window to front aspect. Two built-in storage cupboards. Radiator. Hatch to loft. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to rear aspect. Radiator. Exposed floorboards.

### BEDROOM 2

Double glazed window to rear aspect. Radiator. Exposed floorboards.

### BEDROOM 3

Double glazed window to front aspect. Radiator. Exposed floorboards.





## FAMILY BATHROOM

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

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn. Pathway leading to front entrance door. Enclosed by timber fencing and metal railings with gated access.

### REAR GARDEN

South-easterly aspect. Hard standing patio area leading to lawn. Decked seating area. Timber garden shed. Enclosed by timber fencing and brick walling with gated access to shared covered side passage leading to front.

Current Council Tax Band: B.

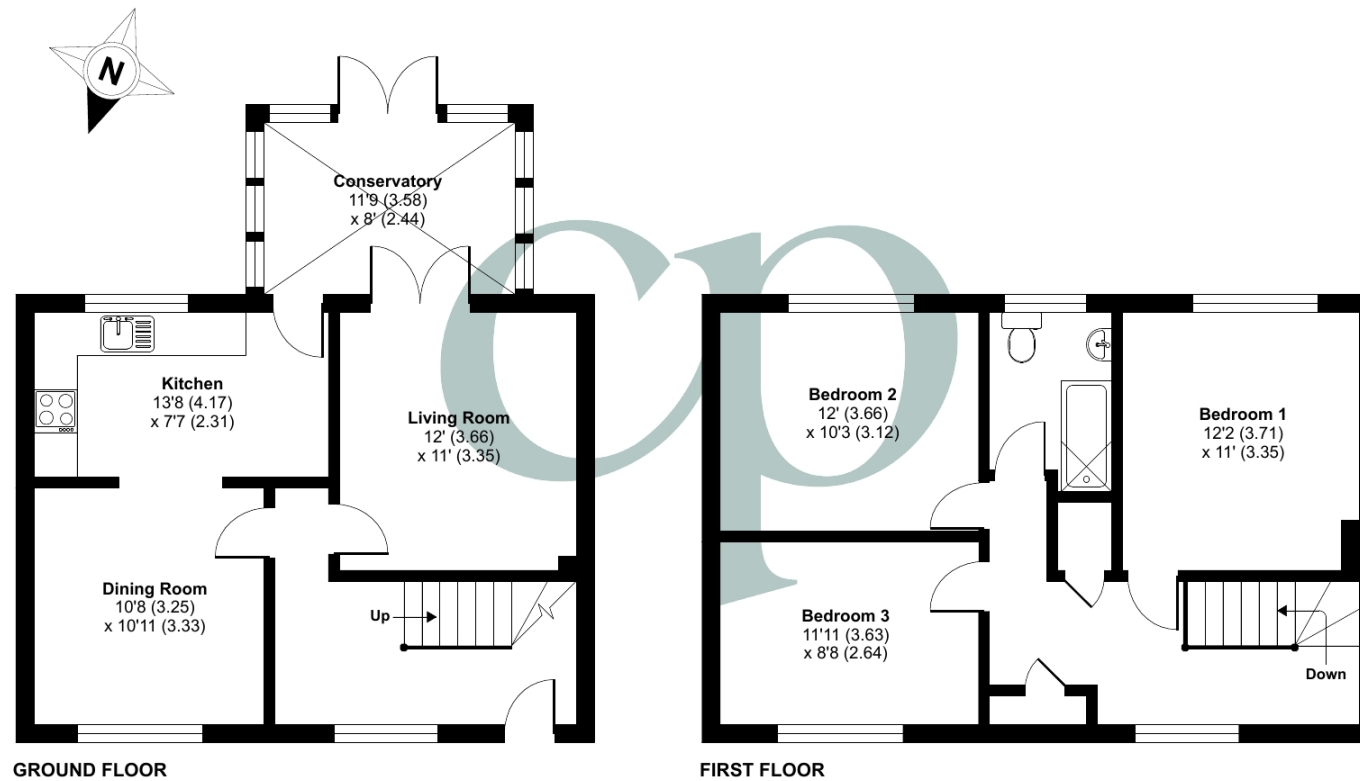
## DRAFT DETAILS

Awaiting vendor approval.



Approximate Area = 1154 sq ft / 107.2 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	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
	68	74

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1320909

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## Viewing by appointment only

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