



# Greenfield Road

Westoning,  
Bedfordshire, MK45 5JD  
£515,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Set within a non-estate village location, this extended detached home offers versatile accommodation with two bedrooms on each floor, offering the option to utilise as additional reception space if required. In addition there is a generous open plan living/dining room (approx. 31ft in total), fitted kitchen, useful utility, ground floor cloakroom/WC and first floor shower room. The established rear garden measures approx. 96ft x 34ft and ample off road parking is provided via the block paved frontage and integral garage. EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed entrance door with opaque double glazed sidelight. Stairs to first floor landing. Radiator. Doors to living room, bedroom 1, bedroom 4/study and to:

### CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Radiator.

### LIVING ROOM

Double glazed window to side aspect. Exposed brick chimney breast. Radiator. Engineered wood flooring. Open access to:

### DINING AREA

Double glazed sliding patio door to rear aspect. Radiator. Engineered wood flooring. Multi pane glazed door to:

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven, hob and extractor. Space for dishwasher and fridge/freezer. Wine rack. Wall and floor tiling. Radiator. Part double glazed door to side aspect. Multi pane glazed door to:

### UTILITY ROOM

A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Space for fridge/freezer, washing machine and tumble dryer. Wall tiling. Tile effect flooring. Cupboard housing gas fired boiler. Internal window to kitchen.

### BEDROOM 1

Double glazed window to front aspect. A range of fitted wardrobes and overhead bridging units, also leading to further under stairs storage cupboard. Radiator.

### BEDROOM 4/STUDY

Double glazed window to side aspect. Radiator.



## FIRST FLOOR

### LANDING

Built-in airing cupboard housing water tank. Eaves storage. Doors to two bedrooms and shower room.

### BEDROOM 2

Double glazed window to front aspect. Radiator. Eaves storage.

### BEDROOM 3

Two double glazed windows to rear aspect. Radiator. Eaves storage.

### SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit and rainfall style showerhead, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Heated towel rail. Recessed spotlighting to ceiling. Tile effect flooring. Hatch to roof void.

## OUTSIDE

### REAR GARDEN

96' x 34' (29.26m x 10.36m) approx. Immediately to the rear of the property is a timber decked seating area leading to lawn. Mature trees and shrubs. Brick-built barbecue. Small pond. Garden shed with power and light. Outside lighting and cold water tap. Part enclosed by fencing.

## GARAGE

Double opening composite doors. Double glazed window to side aspect. Power and light.

## OFF ROAD PARKING

Block paved frontage providing off road parking for several vehicles.

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 drivers 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.

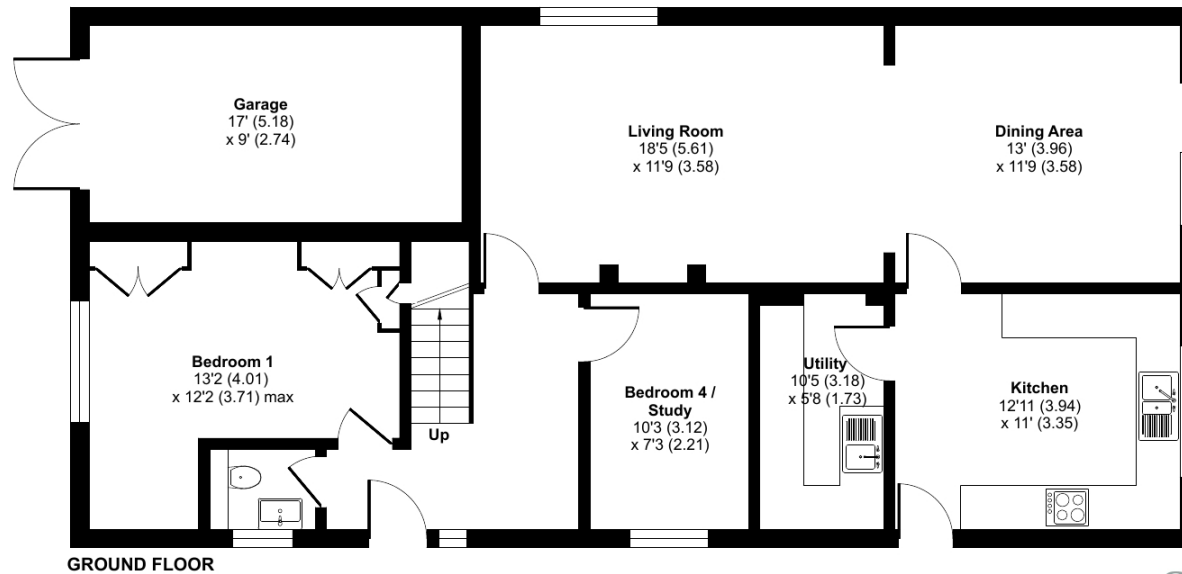
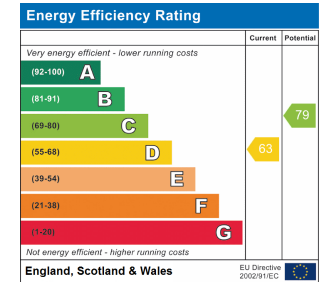
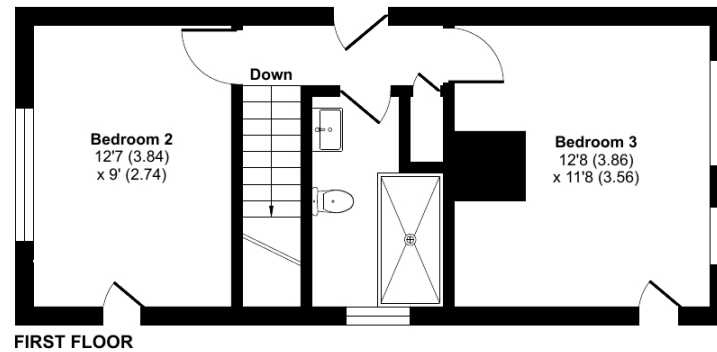
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 1518 sq ft / 141 sq m (include garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 988608



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

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