

Love Homes



Flitwick Road, Westoning Bedfordshire MK45 5AA

The property is accessed through double doors leading to a welcoming entrance hall. The ground floor includes an open-plan kitchen/dining room with ample storage and a Rayburn Aga, a cosy sitting room, a spacious living room with garden access, two double bedrooms, a single bedroom, a family bathroom, and a utility area. The first floor offers a versatile bedroom or study with a balcony, leading to another double bedroom and a shower room. Outside, the wrap-around garden features mature landscaping, and the gravel driveway provides off-road parking for several vehicles.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



1.0m

Tenure: Freehold



5



2

Council Tax: E



2

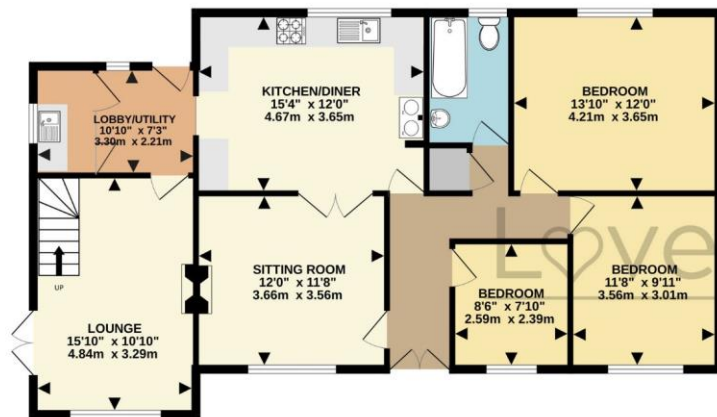


Westoning village offers several amenities including a pub, restaurant, butchers, convenience store with a Post Office, parish church, tennis club, and Lower School which feeds into Arnold Academy Middle School in Barton-le-Clay and Harlington Upper School. Westoning is also on a coach route connecting to the esteemed Harpur Trust private schools in Bedford. Nearby Flitwick, Toddington, and Ampthill provide additional shopping and leisure options. Larger shopping facilities are available at Milton Keynes which is typically about a 30 minute drive away.

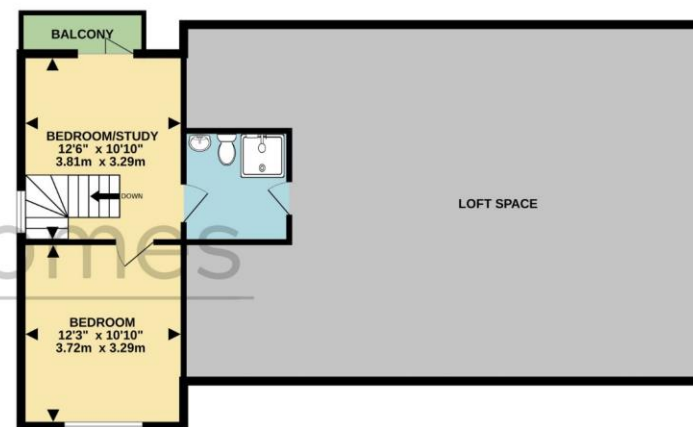
For commuters, Harlington and Flitwick villages each have train stations with Thameslink service to London St Pancras International (reachable within 45 minutes) and connections to the City, Gatwick Airport, and Brighton. Junction 12 of the M1 motorway is just 2 miles away, and Luton Airport can be reached in a 20 minute drive.



GROUND FLOOR

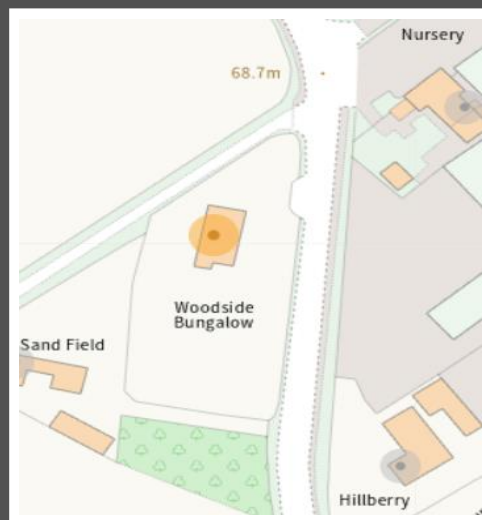


1ST FLOOR



Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate. Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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