



31 Trent Avenue, Flitwick, Bedfordshire, MK45 1SH
£365,000



- EXCLUSIVE TO PR PROPERTY SALES
- MODERN & STYLISH INTERIOR
- CLOSE TO MAINLINE TRAIN STATION
- GREAT MOTORWAY LINKS

- LOCATED IN A QUIET CLOSE
- CONSERVATORY
- WELL PRESENTED THROUGHOUT

- 3 BEDROOMS
- ON DRIVE PARKING FOR 3 CARS
- CLOSE TO SCHOOLS & AMENITIES

**** EXCLUSIVE TO PR PROPERTY SALES ** FABULOUS FAMILY HOME LOCATED IN QUIET CLOSE **** This beautifully presented property benefits from accommodation comprising entrance hall, guest cloakroom, spacious lounge, open plan kitchen /dining room, conservatory, 3 bedrooms, modern bathroom, private rear garden and on drive parking for 3 cars.

GROUND FLOOR

ENTRANCE HALL

WC

LIVING ROOM 15'4" X 11'11" (4.67M X 3.63M)

KITCHEN/DINING ROOM 22'1" X 9'7" (6.73M X 2.91M)

CONSERVATORY 11'9" X 10'9" (3.58M X 3.28M)

FIRST FLOOR

LANDING

BEDROOM 1 12'6" X 9'7" (3.81M X 2.91M)

BEDROOM 2 9'3" X 9'7" (2.82M X 2.91M)

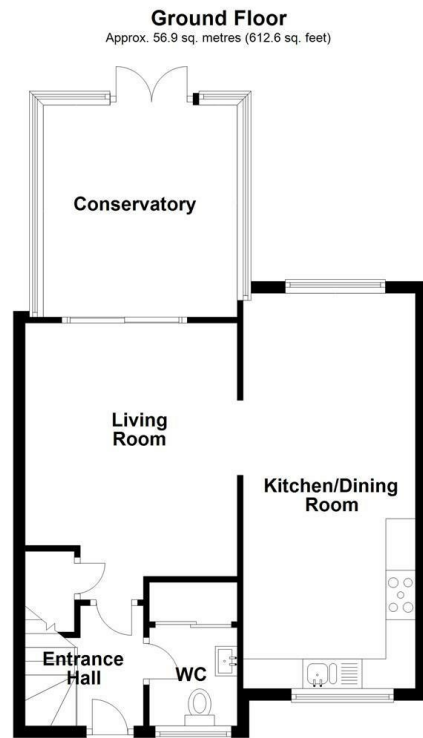
BEDROOM 3 9'3"MAX X 11'11" (2.82M MAX X 3.63M)

BATHROOM 7'0" X 5'9" (2.14M X 1.76M)

OUTSIDE

PRIVATE REAR GARDEN

ON DRIVE PARKING FOR 3 CARS



Total area: approx. 96.1 sq. metres (1033.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	