



24 Steppingley Road, Flitwick, Bedfordshire, MK45 1AJ  
£500,000



## 24 Steppingley Road, Flitwick, Bedfordshire, MK45 1AJ

**\*\* Exclusive to PR Property Sales \*\*** This fantastic family home offers an abundance of living space including a self contained annexe. The main detached home benefits from accommodation briefly comprising entrance hall, living room, dining room, breakfast room, fully fitted kitchen, office, conservatory, guest wc, on the first floor you have 3 generous bedrooms and a bathroom. Outside you have ample on drive parking to the front and the rear of the property and well sized private rear garden. Located at the rear of the property is a self contained annexe that offers a large living room, kitchen, shower room and garden room. The property is located just short walk away from Flitwick train station and is perfectly located for schools and local shops.



## **GROUND FLOOR**

### **ENTRANCE HALL**

### **WC**

**LIVING ROOM 12'11" X 12'0" (3.94M X 3.65M)**

**DINING ROOM 12'11" X 12'0" (3.94M X 3.65M)**

**BREAKFAST ROOM 10'6" X 6'11" (3.19M X 2.11M)**

**KITCHEN 20'8" X 7'1" (6.31M X 2.17M)**

**OFFICE 8'5" X 9'7" (2.56M X 2.91M)**

**CONSERVATORY 8'5" X 15'9" (2.56M X 4.80M)**

## **FIRST FLOOR**

### **LANDING**

**BEDROOM 1 12'11" X 12'0" (3.94M X 3.65M)**

**BEDROOM 2 12'11" X 10'2" (3.94M X 3.10M)**

**BEDROOM 3 8'7" X 8'10" (2.62M X 2.69M)**

### **BATHROOM**

## **OUTSIDE**

### **PRIVATE REAR GARDEN**

**ON DRIVE PARING TO FRONT AND REAR OF PROPERTY.**

### **SELF CONTAINED ANNEXE**

**LIVING ROOM 17'2" X 11'9" (5.24M X 3.57M)**

**KITCHEN AREA 8'2" X 5'4" (2.48M X 1.63M)**

Door to:

### **SHOWER ROOM**

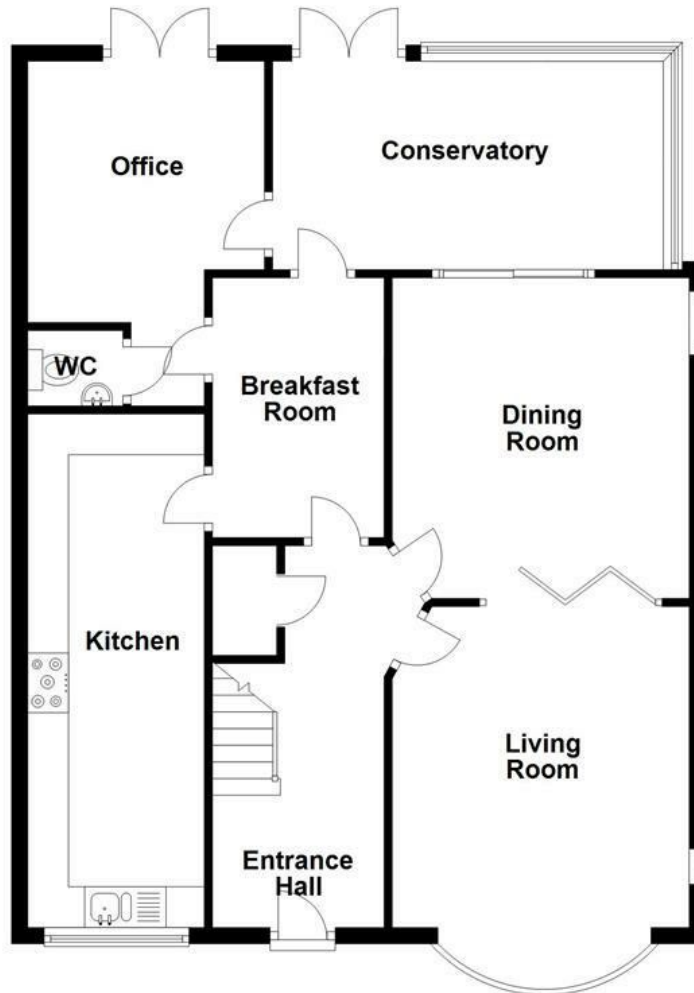
**GARDEN ROOM 8'9" X 9'2" (2.66M X 2.80M)**





### Ground Floor

Approx. 86.0 sq. metres (925.7 sq. feet)



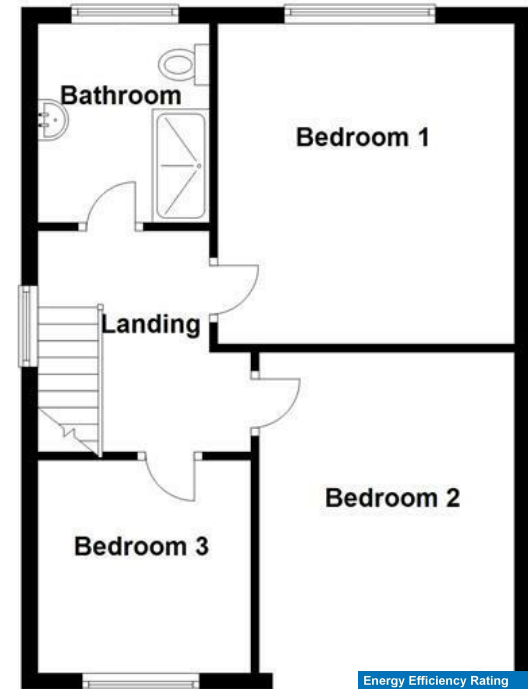
### Annexe

Approx. 33.9 sq. metres (364.9 sq. feet)



### First Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



Total area: approx. 167.0 sq. metres (1797.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	