

Love Homes



Church Road, Westoning, Bedfordshire MK45 5JL

A rare find in Westoning, this 2-bed cottage near the village high street and school offers chain-free ownership. With potential for extension, it boasts a spacious plot with a south-westerly garden and outbuildings. Inside, a cozy living room, kitchen, and convenient cloakroom await downstairs, while upstairs features two bedrooms and a shower room. Additional perks include a detached garage, off-road parking, and lush lawns with greenhouses for gardening enthusiasts.



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.



1.7m



2



1



1

Tenure: Freehold

Council Tax: C



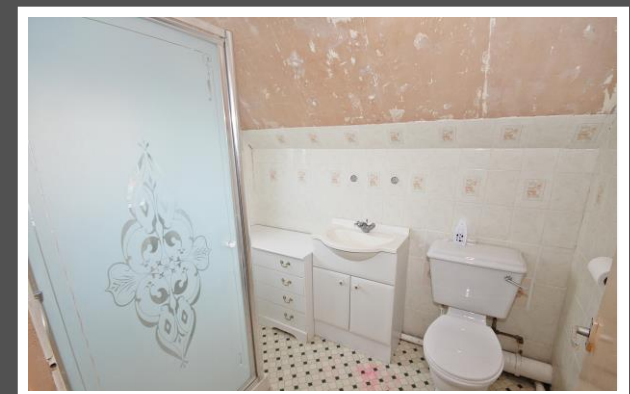


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Westoning village offers several amenities including a pub, restaurant, butchers, convenience store with a Post Office, parish church, tennis club, and Lower School which feeds into Arnold Academy Middle School in Barton-le-Clay and Harlington Upper School.

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  
563 sq.ft. (52.3 sq.m.) approx.



FIRST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC RATING TO FOLLOW**



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