

Love Homes



Church Road, Pulloxhill, Bedfordshire MK45 5HD

A unique highlight is the roof terrace with elevated countryside views, secure railings, and a spiral staircase to the rear garden. The spacious living area includes an inviting entrance hall, downstairs cloakroom, 22ft4 living room, 22ft2 lounge/diner with a log burner, 12ft10 home office/bedroom, modern 14ft4 kitchen/breakfast room, and a bright conservatory. Practical features include a utility room with shower, four first-floor bedrooms, a modern shower room, and a garage. The enclosed rear garden offers privacy with lawns, flower beds, shrubs, and an apple tree.



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.



2.5m

Tenure: Freehold



4



3

Council Tax: F



2



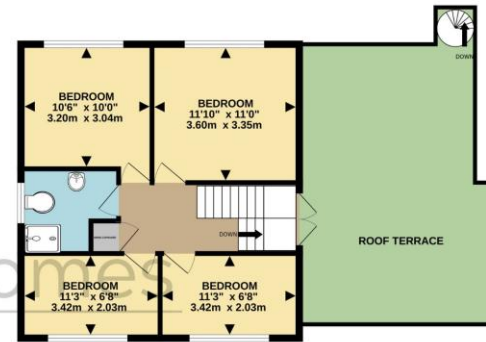
Pulloxhill, with its rich history spanning over a thousand years, is one of the oldest villages in Bedfordshire. The village offers a range of local amenities, including a well-regarded pub, a community-focused school, and a historic church. Located just a 6-7 minute drive away, Flitwick provides convenient access to London via its train service. Additionally, the M1 and A1 motorways offer easy road connections for travel. For education, Greenfield Lower School serves the local community, while students progress to Arnold Academy and Harlington Upper School for their secondary education.



GROUND FLOOR
1369 sq.ft. (127.2 sq.m.) approx.



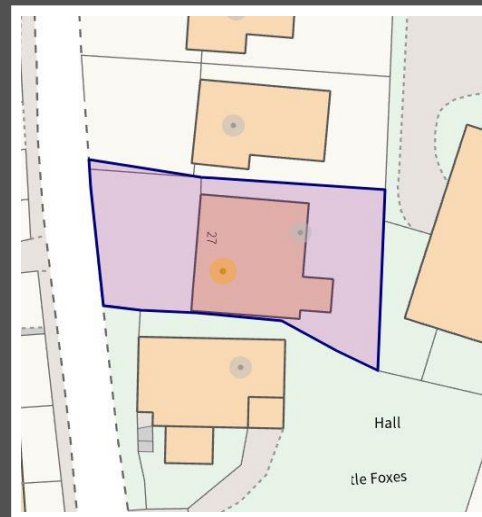
1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.6 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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