

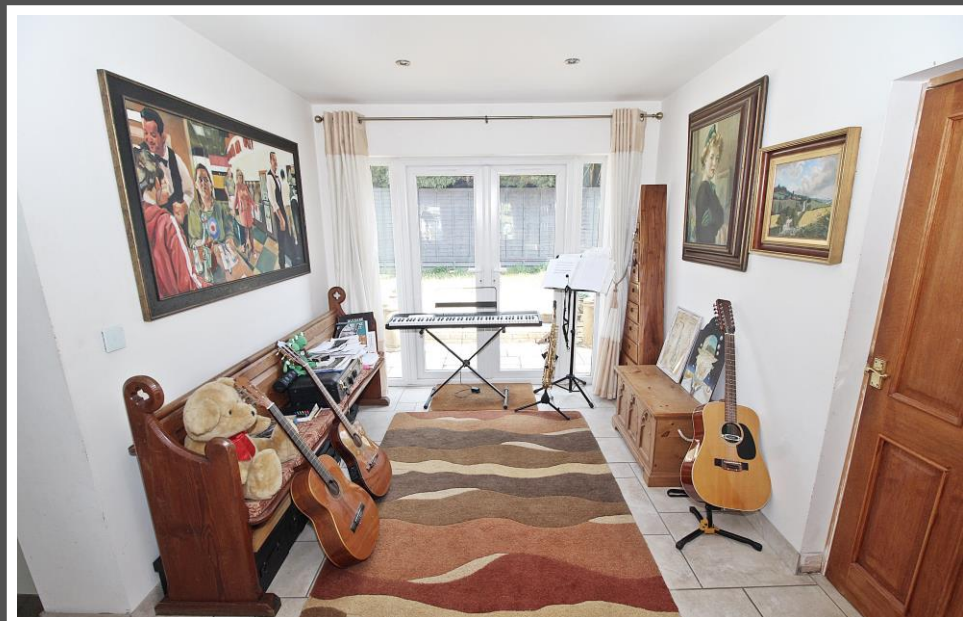
# Love Homes



Tyburn Lane, Westoning, Bedfordshire, MK45 5JX



This spacious home features a stunning 33'6" triple-aspect living/dining room, filled with natural light and perfect for entertaining or everyday life. A 20ft kitchen opens directly to the rear garden, ideal for al fresco dining. Upstairs offers four generous bedrooms, including a main suite with walk-in dressing room and en-suite, plus a sleek family shower room. Additional highlights include a flexible second reception room, a private garden, garage, and off-road parking—ideal for modern family living.



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

Tenure: Freehold



4



2

Council Tax: E



2





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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. 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.

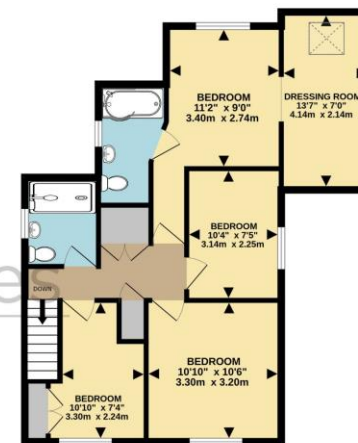
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GROUND FLOOR



1ST FLOOR



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             | 71 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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