



Nestled on the charming Spensley Road, this delightful end terrace house presents an excellent opportunity for families seeking a spacious and modern living environment. The property has been thoughtfully extended, internally you'll find three well-proportioned reception rooms, each offering a unique space, and a downstairs shower room. Upstairs features three comfortable bedrooms and a family bathroom.

The exterior of the property boasts parking for two vehicles and a charming and easily maintained rear garden. Located in the sought-after village of Westoning, close to highly regarded local schools, Harlington and Flitwick train stations a short drive away and easy access to the M1.

In summary, this extended family home on Spensley Road is a wonderful opportunity to enjoy a blend of space, comfort, and modern living. Don't miss the chance to make this charming house your new home.

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### Entrance Porch

Door to the front aspect. Double glazed window to the side aspect. Fitted carpet. Door leading to:

### Entrance Hall

Providing access to all ground floor accommodation with a radiator. Fitted carpet. Coved ceiling. Laminate wood flooring. Stairs rising to first floor.



### Family Room / Study

11'10 x 7'4 (3.61m x 2.24m)

Double glazed French patio doors to the rear aspect. Radiator. Television point. Laminate wood flooring. Inset ceiling spotlights.



### Kitchen/Dining Room

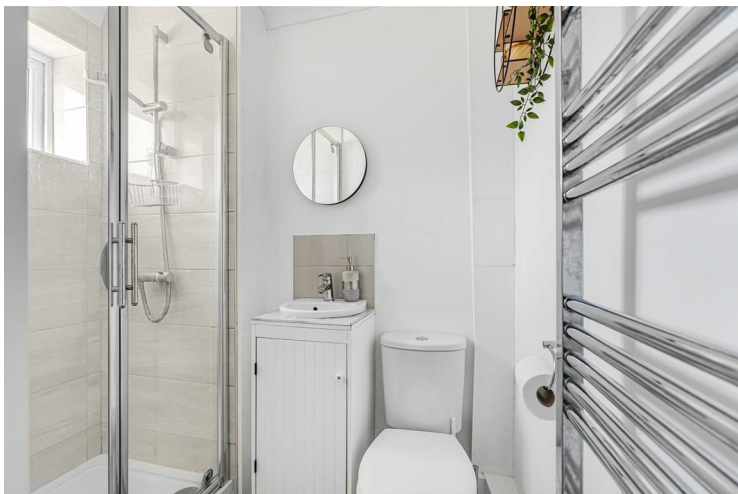
20'4" x 10'5" (6.22m x 3.19m)

Comprising of a range of wall, drawer and base level units with work top surface over. Single drainer sink unit. Space and fitting for a range style oven with extractor hood over. Space for a refrigerator. Space and plumbing for dishwasher. Fully tiled walls. Radiator. Vaulted ceiling in dining area. Under stairs storage cupboard. Double glazed door to rear garden. Double glazed window to side aspect. Inset ceiling spot lights. Laminate wood flooring.



### Shower Room

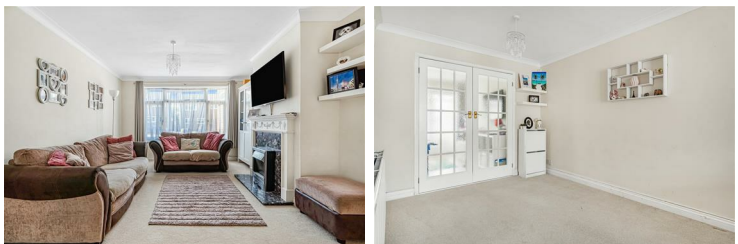
Comprising a low level w/c, wash hand basin set into vanity unit. Shower enclosure with shower over. Tiled floor. Double glazed window to the front aspect.



### Lounge

24' x 11'8 (7.32m x 3.56m)

Double glazed window to the front aspect. Feature fire place with surround. Radiator. Television point. Fitted carpet. Coved ceiling.



### Utility / Laundry Room

Space and plumbing for washing machine. Space for freezer.

### Landing

Providing access to all first floor accommodation with a double glazed window to rear aspect. Hatch to loft. Fitted carpet. Coved ceiling. Airing cupboard housing wall mounted combi boiler. Storage cupboard.

### Bedroom One

12'6 x 11'8 (3.81m x 3.56m)

Double glazed window to front aspect. Built in wardrobes. Radiator. Fitted carpet.





**Bedroom Two**  
 11'8 x 11'5 (3.56m x 3.48m)  
 Double glazed window to rear aspect. Build in wardrobes. Radiator. Fitted carpet.



**Bedroom Three**  
 9'2 x 7'8 (2.79m x 2.34m)  
 Double glazed window to front aspect. Radiator. Fitted carpet.



**Bathroom**  
 Fitted to comprise a low level w/c. Wash hand basin. Panelled bath with shower over and glass screen. Fully tiled walls. Tiled floor.

Obscure double glazed window to rear aspect. Inset ceiling spot lights. Heated towel rail.



**To The Front**  
 Block paved driveway providing off road parking for two / three vehicles.



**Rear Garden**  
 An enclosed garden that is mostly laid to lawn with decking area. Boundary fencing with gated pedestrian access. Outside tap and a patio area.



**NB**

Services and appliances have not been tested.

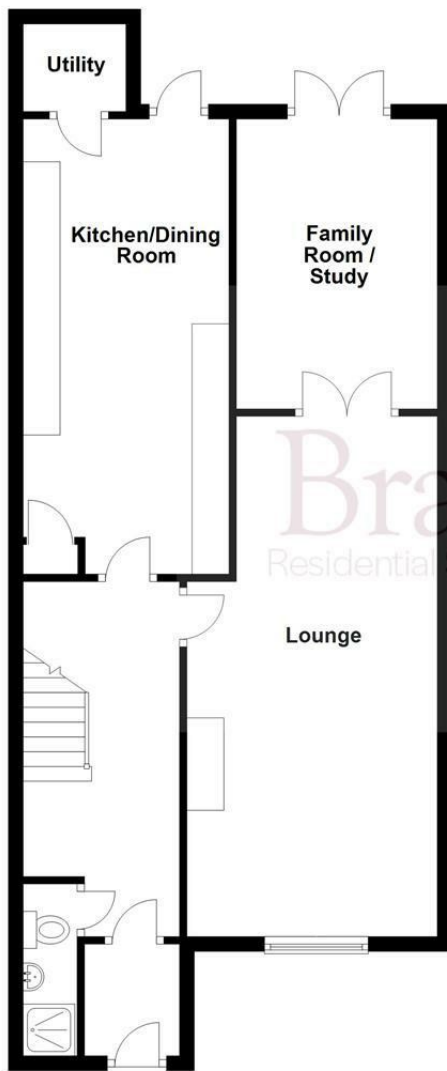
**Viewing**

By appointment through Bradshaws.

**Disclaimer**

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

## Ground Floor



## First Floor

