



**DG**  
Property  
Consultants  
Estd. 2000



## **Church Road, Westoning, Bedfordshire MK45 5JL**

### **Asking Price £475,000**

Located in the charming village of Westoning, this delightful two-bedroom detached bungalow enjoys a private position on Church Road and offers an excellent opportunity for those seeking comfortable single-storey living. Forming part of a private development and offered with no upper chain, the property is ideal for buyers looking to move swiftly.

The accommodation comprises an entrance hall, a spacious lounge/dining room, and a well-proportioned kitchen overlooking the rear garden. There are two comfortable bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite wet room, while a separate shower room serves the remainder of the accommodation. Further benefits include double glazing and gas central heating throughout.

Externally, the property enjoys a front garden with a driveway providing off-road parking, together with a single garage. The private rear garden offers a pleasant outdoor space, perfect for relaxing. Conveniently positioned, the property is within easy reach of local amenities and offers excellent transport links, including easy access to Junction 12 of the M1 and nearby mainline rail services from both Flitwick and Harlington stations.

This is a fantastic opportunity to acquire a detached bungalow in one of Bedfordshire's most desirable villages. Early viewing is highly recommended.

Call Team DG on 01525 310200 to arrange your viewing today.



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
dgpropertyconsultants.co.uk  
Toddington 01525 310200  
Luton 01582 580500

dgpropertyconsultants.co.uk  
01525 310200



## Ground Floor Accommodation

### Entrance Hall

9'8" x 1'10" (2.95m x 0.57m)



uPVC double glazed entrance door, double radiator, fitted carpet, telephone point(s), power point(s), coving to textured ceiling, built in storage cupboard, doors to all rooms.

### Lounge/Diner

17'0" x 11'0" (5.18m x 3.35m)



UPVC double glazed bow window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, feature fireplace with electric fire, double glazed patio doors to rear to garden.

### View of Lounge/Diner



### Kitchen

7'0" x 11'0" (2.13m x 3.35m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel unit with single drainer and mixer tap with tiled splashbacks, space and plumbing for automatic washing machine and slimline dishwasher, space for fridge/freezer and cooker, uPVC double glazed window to rear, flowtex flooring, double power point(s), textured ceiling, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to rear garden, sliding door to entrance hall.

### View of Kitchen



### Bedroom 1

12'0" x 11'6" (3.66m x 3.51m)



UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, TV point(s), power point(s), coving to textured ceiling, door to en-suite shower room.

View of Bedroom 1



View of Bedrom 1



### En-suite Shower Wet Room

4'2" x 6'2" (1.27m x 1.87m)



Three piece suite with comprising, recessed tiled shower cubicle with power shower and glass screen, pedestal wash hand basin, raised Wc, tiled surround, heated towel rail, uPVC double glazed window to side.

View of En-suite Shower Wet Room



### Bedroom 2

9'6" x 11'6" (2.90m x 3.51m)



UPVC double glazed window to front, single radiator, fitted carpet, TV point(s), double power point(s), coving to textured ceiling.

### Family Shower Room



Three piece suite with comprising, tiled shower cubicle with power shower and glass screen, pedestal wash hand basin and low-level tiled surround, uPVC double glazed window to front, flowtex flooring.

### Outside of the property

#### Front Garden



Laid to lawn, side gate allowing access to the rear garden, path to front and access to the garage.

#### Rear Garden



Enclosed by fencing, laid to lawn, garaden shed, patio area, side access to the front of the property.

### View of Rear Garden



### Single Garage

17'6" x 9' (5.33m x 2.74m)



Brick built detached single garage with metal up and over door. The garage is located to the front of the property, not as shown on the floor plan.

### Approach to development



Mono block drive leading to all 4 properties on the development of bungalow. Approach driveway is shared access to all four bungalows.

### Council Tax Band

Council Tax Band : D

Charge Per Year : £2351.85

## **The Property Misdescriptions Act 1991**

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

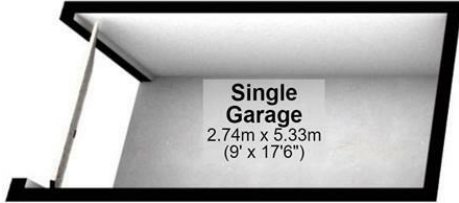
Important Notice / Disclaimer

DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

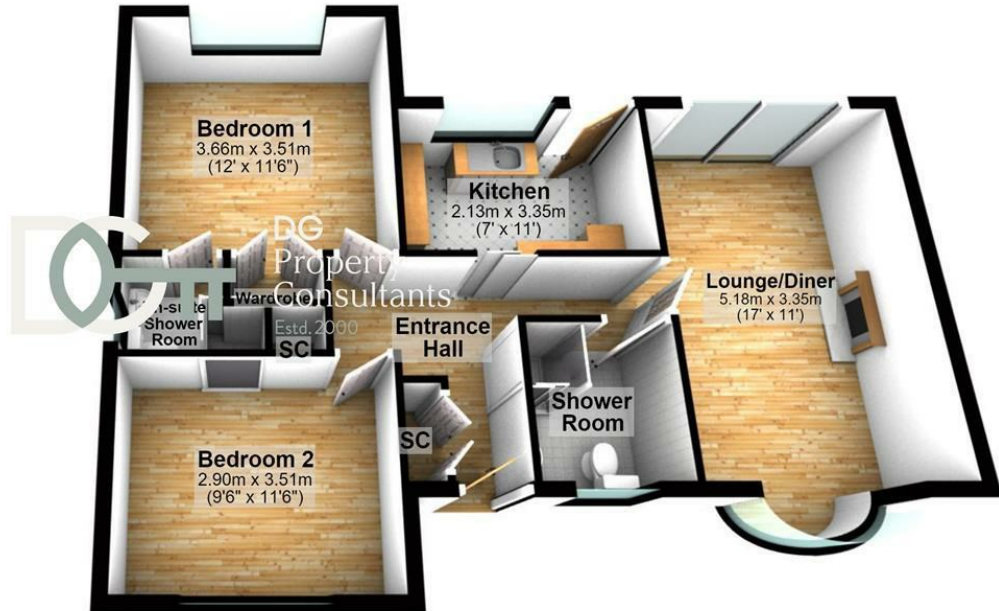
All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.



**Ground Floor**



Total area: approx. 79.4 sq. metres (854.3 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
dgpropertyconsultants.co.uk  
Toddington 01525 310200  
Luton 01582 580500

dgpropertyconsultants.co.uk  
01525 310200

