

Connells

Spensley Road
Westoning

Spensley Road
Westoning MK45 5LQ

for sale
£390,000







Property Description

Upon arrival, a substantial driveway provides off-road parking for multiple vehicles, creating an impressive and convenient approach. Inside, the accommodation is both welcoming and well-designed, featuring a spacious fully fitted kitchen/diner that forms the heart of the home, ideal for everyday family life and entertaining alike.

To the rear, a delightful conservatory floods the home with natural light and provides additional versatile living space, seamlessly connecting the indoors with the garden beyond.

Upstairs, the property boasts three well-proportioned bedrooms, offering comfortable accommodation for families, professionals, or those seeking the flexibility of a home office. Outside, the home continues to impress with a generous rear garden, providing a private and tranquil setting for outdoor entertaining, family gatherings, or simply relaxing and enjoying the surroundings.

Combining spacious accommodation, excellent parking, a superb rear garden and a prime village location, this charming home presents a wonderful opportunity to acquire a property in one of the area's most desirable villages.

Agents Note:

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

Westoning

Westoning is a picturesque and highly regarded Bedfordshire village that perfectly balances a peaceful rural atmosphere with everyday convenience. The village benefits from a strong sense of community and an excellent range of local amenities, including a village shop, post office, public houses, a well-regarded lower school, and a variety of recreational facilities.

For commuters, the nearby mainline railway stations at Flitwick and Harlington provide fast and frequent services to London, whilst Junction 12 of the M1 motorway is easily accessible, making Westoning an ideal location for those needing to travel while enjoying the benefits of village life. Surrounded by beautiful Bedfordshire countryside, residents can also enjoy an abundance of scenic walks, cycling routes and open green spaces right on their doorstep.

Entrance Porch

Opaque double-glazed window to front, side and rear aspects and double-glazed door to front aspect.

Lounge

Radiator, under stair storage, fireplace, double-glazed window to front aspect, double-glazed door to rear aspect into conservatory.

Kitchen/Diner

Boiler, radiator, wall to base fitted units, double-glazed window to rear into rear conservatory, 1 ½ sink, integrated cooker with gas hob, extractor fan, spotlight to ceiling and access to exterior side access via double-glazed door.

Conservatory

Double-glazed windows to side aspect and rear aspect, space for white goods and doubles up as a utility space, double-glazed window to front aspect looking into kitchen.

Landing

Access to bedrooms 1,2 and 3. Access into bathroom and storage cupboard.

Bedroom 1

Radiator, spotlights and double-glazed window to rear aspect overlooking rear garden.

Bedroom 2

Double-glazed window to rear aspect and radiators.

Bedroom 3

Double-glazed window to front aspect and radiator.

Bathroom

Spotlights to ceiling, bath, built in shower above bath, heated towel rail, wash hand basin, toilet, opaque double-glazed window to side aspect. Underfloor heating.

To The Front

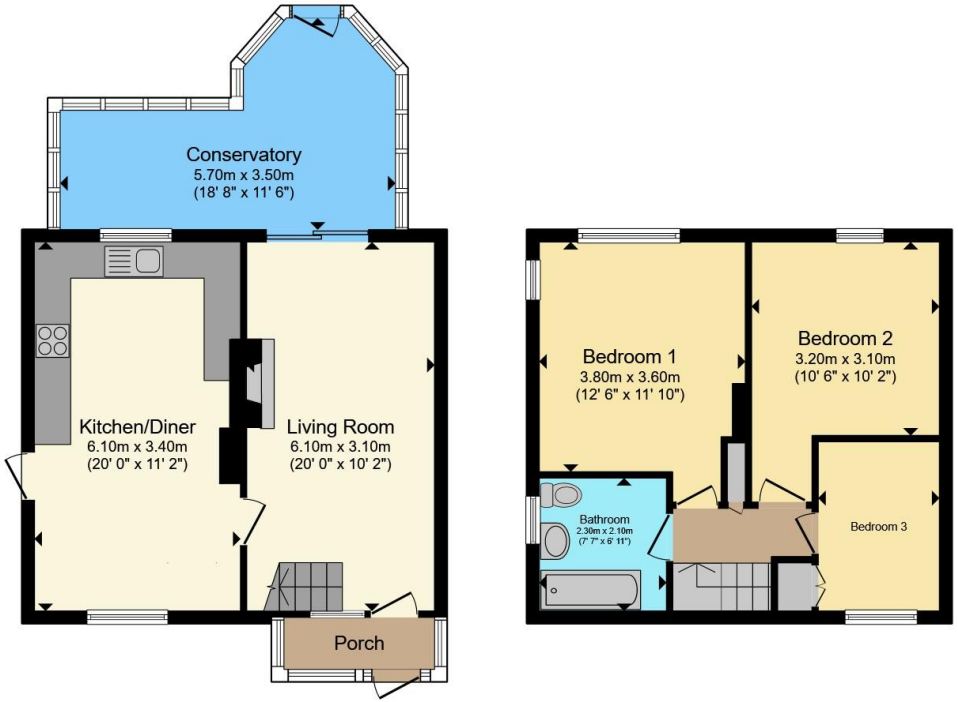
Side access to rear garden, part laid to lawn, part gravel drive with space for multiple cars.

To The Rear

Part laid to lawn, part patio, side access to front, water tap and brick-built outbuilding.







Ground Floor **First Floor**

Total floor area 98.1 m² (1,056 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

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Unit 9 Russell Centre Coniston Road Flitwick
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/FLI305885

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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