



**Connells**

Beaumont Road  
Flitwick Bedford



## Property Description

Early viewing is advised at this family home which offers an entrance hall, downstairs WC, lounge, dining room, modern kitchen, separate utility room and integrated garage. On the first floor you will find the landing giving access to the four bedrooms and family bathroom. To the front exterior you will find a front garden in addition to driveway for multiple cars, integrated garage and side access to the rear of the property. To the rear of the property, you will find an well-proportioned rear garden.

Nestled in the middle of Bedfordshire, Flitwick is a popular historical and ever growing location, with excellent schools, an array of local businesses public houses, cafes, coffee bars and restaurants and within a close proximity to Centre Parcs. Offering pleasant walks within the beautiful nature reserves of Flitwick Moor, Folly Wood, Flitwick Manor, also there is the medieval church of St Peters and St Pauls. Flitwick Mill - which was built by the Monks of Dunstable Priory since 1085. Physical evidence of a Norman Fortification (Flitwick Castle) -locally known as the Mount. Flitwick also benefits from having the Thameslink train line, which is approximately 40 minutes direct to London St Pancras. Flitwick is surrounded by popular villages that offer their own historical landscapes and attractions, people move here from far and wide as the location is perfect for commuting using the train or the M1 junction 12.

## Entrance / Hallway

Door to front which is partially glazed, radiator, access to ground floor rooms and

stairs rising to first floor.

## Cloakroom

Double glaze opaque window, low level wc, hand wash basin, towel rail radiator.

## Living Room

Gas fire place, radiator, ceiling fan light fitting, double glazed window to front aspect access to dining room.

## Kitchen

Wall and base fitted units, sink with drainer, Integrated appliances to include oven with gas hob, extractor hood above, fridge, microwave and dishwasher. Double glazed windows to rear aspect.

## Utility Room

Space and plumbing for white goods, wall to base fitted units, sink, radiator, access to garden.

## Dining Room

Patio doors to garden, space for dining furniture, radiator, access to living room and kitchen.

## First Floor

### Landing

Access to bedrooms and bathroom, access to loft space, airing cupboard.

### Bedroom 1

Double glazed window to front aspect, radiator, built in storage cupboards, spotlights to ceiling.

### En-Suite

Low level wc. hand wash basin, shower cubicle, hand towel radiator,

### Bedroom 2

Double glazed window to rear aspect, radiator, built in storage cupboard, fan light fitting.

### Bedroom 3

Double glazed window to front aspect, radiator, built in storage cupboard.

### Bedroom 4

Double glazed window to rear aspect, radiator.

## Bathroom

Double glazed opaque window to rear aspect, panelled bath with shower over, low level wc, hand wash basin with vanity storage, hand towel radiator,

## Outside

### Front Garden

Driveway for multiple vehicles, access to garage, path to front door. Artificial lawn with plants and shrubs.

### Rear Garden

Mostly laid to lawn with flower bed borders, patio area, side gate access. Wooden shed.

## Garage

integrated garage with power and light.

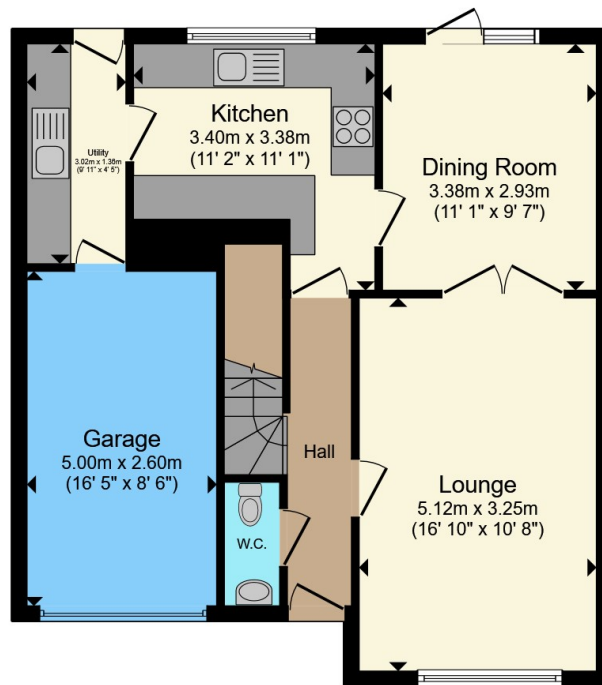
## Agents Note:

"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"

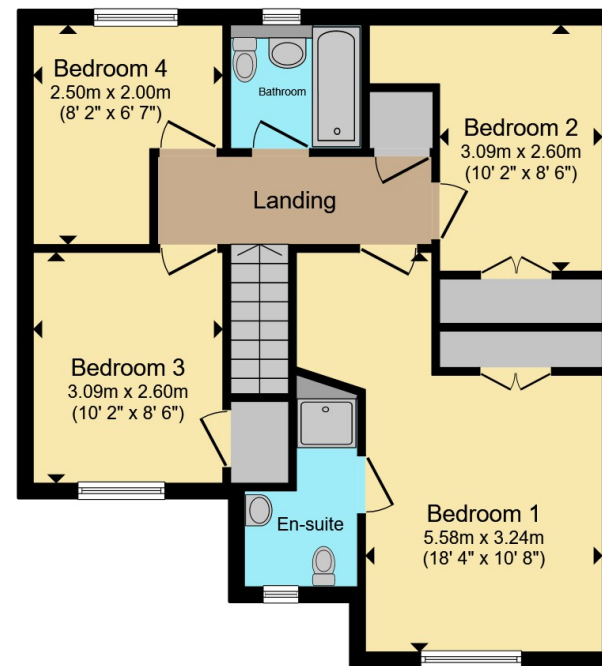








**Ground Floor**



**First Floor**

Total floor area 121.8 m<sup>2</sup> (1,311 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/FLI305771](http://connells.co.uk/Property/FLI305771)**



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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