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Property
Consultants
Estd. 2000



Church Road, Westoning, Bedfordshire MK45 5JL

Asking Price £450,000

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.



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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.

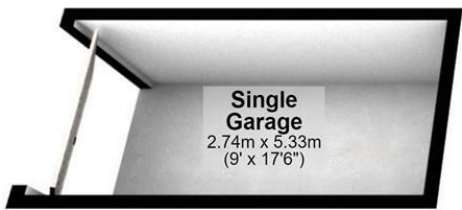
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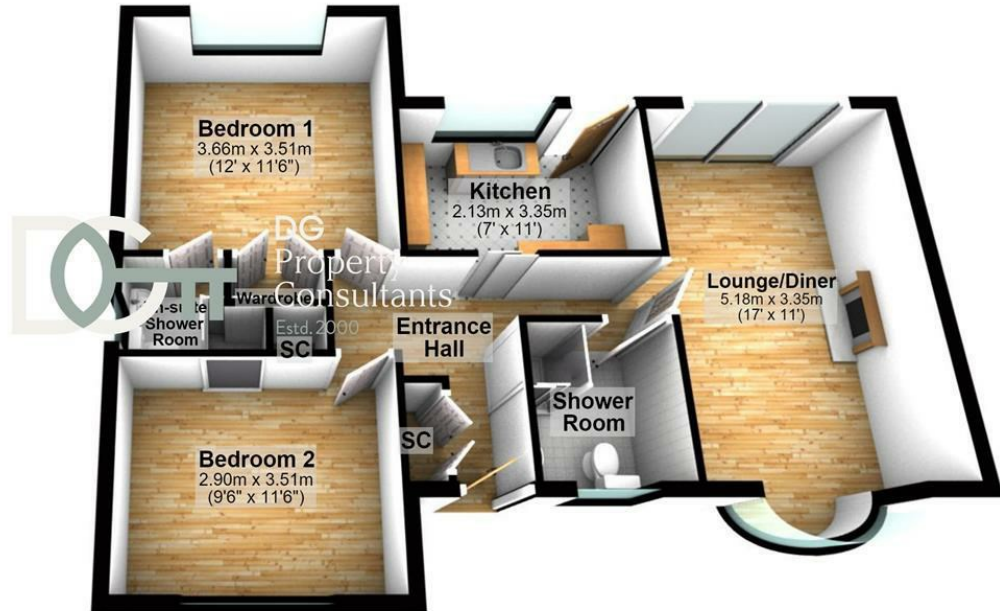
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Ground Floor



Total area: approx. 79.4 sq. metres (854.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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