



Church Road, Westoning, Bedford, MK45 5JL

Welcome to

Church Road, Westoning Bedford

William h Brown are pleased to present a Well-Presented 3-Bedroom Terraced Home with Stunning Garden Room & South-westerly Garden in a highly desirable village location.



Porch

Welcoming entrance space leading directly into the living room. Offers shelter and a buffer from the outdoors

Living Room

12' 1" x 13' 8" (3.68m x 4.17m)

A versatile front-facing room ideal for formal entertaining, a home office or a snug, window to front aspect

Kitchen

10' 8" x 10' 4" (3.25m x 3.15m)

Fitted kitchen comprising wall and base units with worksurfaces over, one and a half bowl sink and drainer unit, tiling to splashback areas. built in eye level electric oven and microwave, induction hob, plumbing for washing machine, wall mounted boiler, spotlights to ceiling, radiator and double-glazed window to the rear aspect

Family Room

10' 8" max x 13' 7" max (3.25m max x 4.14m max)

Spacious and light-filled perfect for relaxing or hosting guests. Centrally located with easy access to the kitchen and staircase.

Hallway

WC

Bedroom One

12' 7" max x 11' 6" max (3.84m max x 3.51m max)

Generously sized principal bedroom with space for a king-sized bed and additional furniture, carpet flooring, window to front aspect

Bedroom Two

12' 1" max x 10' 7" max (3.68m max x 3.23m max)

A comfortable double bedroom ideal for guests, children or as a home office. Carpet flooring, rear-facing with garden views

Bedroom Three

12' 1" max x 13' 8" max (3.68m max x 4.17m max)

A well-proportioned third bedroom suitable as a nursery, study or single bedroom. Carpet flooring, window to front access

Landing

Connects all upstairs rooms and provides access to the staircase

Bathroom

Refitted in 2025 with contemporary fixtures and fittings. Features both a full-size bath and a walk-in shower combining luxury with practicality.

Rear Garden

South-westerly facing, beautifully landscaped and mainly laid to lawn. Expansive decking area perfect for alfresco dining and entertaining. Mature planting offers privacy and seasonal interest

Detached Garden Room

39' 7" x 13' 4" (12.06m x 4.06m)

A standout feature with bi-folding doors, velux skylights and electric heating. Exceptionally versatile: ideal as a home office, gym, studio or entertainment space

Brick-Built Outbuildings

Two additional structures offering plentiful storage for tools, bikes or garden equipment



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Welcome to Church Road, Westoning Bedford

- Three Bedrooms
- Village Location
- Garden Room
- Good Transport Links
- Viewing Advised

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£395,000



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Property Ref:
BFD105441 - 0005

 william h brown



01234 268367



bedford@williamhbrown.co.uk



40 Allhallows, BEDFORD, Bedfordshire, MK40 1LN



williamhbrown.co.uk