

Love Homes



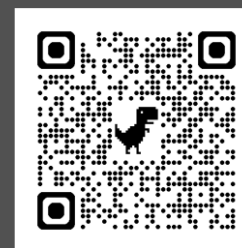
Home Farm Way, Westoning, Bedfordshire, MK45 5LL

The ground floor centres around a stunning modern kitchen/breakfast room with underfloor heating, granite worktops, and high-end integrated appliances, including a full-height fridge and freezer, dishwasher, five-ring induction hob, microwave, and double oven. The bright 19ft living room features an inset wood burner and flows into the dining room with direct garden access, ideal for entertaining. A welcoming reception hall and downstairs cloakroom add practicality. Upstairs, the main bedroom offers fitted wardrobes and a stylish en-suite, plus three further double bedrooms and a contemporary family bathroom. Outside, there's a detached double garage, driveway parking, and a low-maintenance south-facing garden with extensive decking.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



1.9m

Tenure: Freehold



4



2

Council Tax: F



2

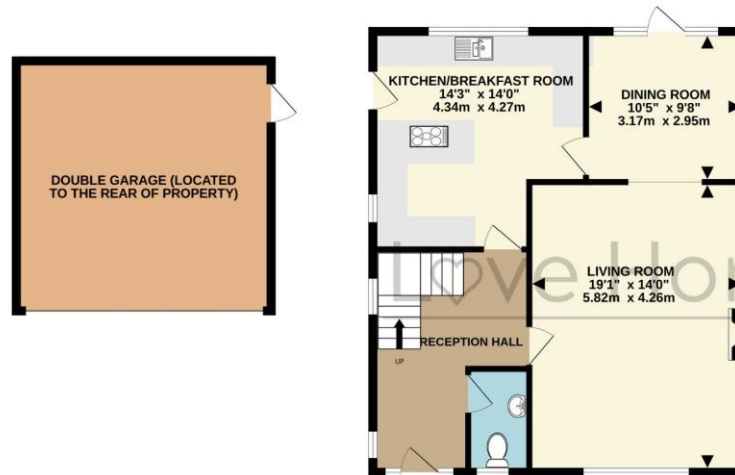


Westoning village offers several amenities including a pub, restaurant, butchers, convenience store with a Post Office, parish church, tennis club, and Lower School which feeds into Arnold Academy Middle School in Barton-le-Clay and Harlington Upper School. Westoning is also on a coach route connecting to the esteemed Harpur Trust private schools in Bedford. Nearby Flitwick, Toddington, and Ampthill provide additional shopping and leisure options. Larger shopping facilities are available at Milton Keynes which is typically about a 30 minute drive away.

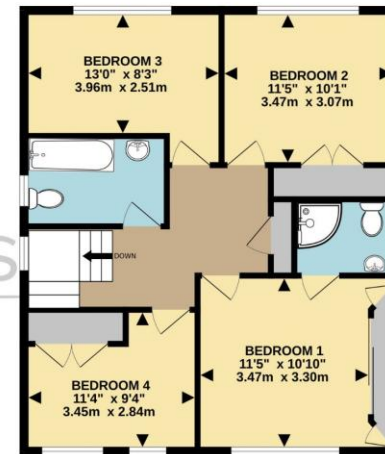
For commuters, Harlington and Flitwick villages each have train stations with Thameslink service to London St Pancras International (reachable within 45 minutes) and connections to the City, Gatwick Airport, and Brighton. Junction 12 of the M1 motorway is just 2 miles away, and Luton Airport can be reached in a 20 minute drive.



GROUND FLOOR



1ST FLOOR



Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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