



**Connells**

Brookes Road  
Flitwick Bedford



## Property Description

Connells are delighted to bring to market this beautifully presented and deceptively spacious chain free three-bedroom semi detached home, perfectly positioned within walking distance of the train station and a wide range of local amenities, this property offers an excellent opportunity for first time buyers, home movers and investors alike.

The property comprises of an entrance porch, utility room, downstairs toilet and an open plan kitchen and living area. Upstairs comprises of three bedrooms plus en suite and family bathroom. In terms of the outside space, to the front you will find a driveway for multiple cars, side access giving you access to the rear garden and the rear garden itself.

Inside, the home features a bright and welcoming entrance hall leading to well proportioned living spaces. The main lounge enjoys excellent natural light from dual aspect living room, creating a warm and inviting setting for everyday living. To the rear, the modern kitchen/dining area provides ample storage and workspace, with direct access to the garden-ideal for entertaining and family life.

Upstairs, you will find three spacious bedrooms, each offering comfortable accommodation and versatility for those needing guest rooms, home offices, or children's bedrooms. The family bathroom is well appointed, offering both practicality and comfort.

Situated in an exceptionally convenient location, the property is just a short stroll from the local train station.

## Entrance / Hallway

Door to front leading to ground floor rooms and stairs rising to first floor.

## Cloak Room

Hand wash basin, low level WC, vanity storage.

## Kitchen

11' 9" x 11' 3" ( 3.58m x 3.43m )

Two double glazed windows, wall to base fitted units, easy clean work surfaces, stainless steel sink with drainer, island with breakfast bar, integrated dishwasher, fridge/freezer, oven, extractor fan above. Radiator. Spotlights to ceiling.

## Utility Area

Plumbing for washing machine, space for tumble dryer, fitted units with work surface, stainless steel sink. Space for fridge freezer, radiator.

## Living Room

12' x 31' 10" ( 3.66m x 9.70m )

Two double glazed windows, radiators, bi-folding doors to rear garden.

## First Floor

Access to bedrooms and bathroom.

## Landing

Access to bedrooms and bathroom.

## Bedroom 1

11' 1" x 14' 8" ( 3.38m x 4.47m )

Two double glazed windows, radiator.

## En-Suite

Double glazed opaque window, hand wash basin, low level WC, towel rail radiator, shower cubicle.

## Bedroom 2

9' 3" x 14' 7" ( 2.82m x 4.45m )

Two double glazed windows, radiator.

## Bedroom 3

9' 3" x 11' 11" ( 2.82m x 3.63m )

Two double glazed windows, radiator.

## Bathroom

Double glazed opaque window, shower over bath, low level WC, hand wash basin, towel rail radiator.

## Outside

### Front Garden

Block paved driveway, flower bed border side gate access.

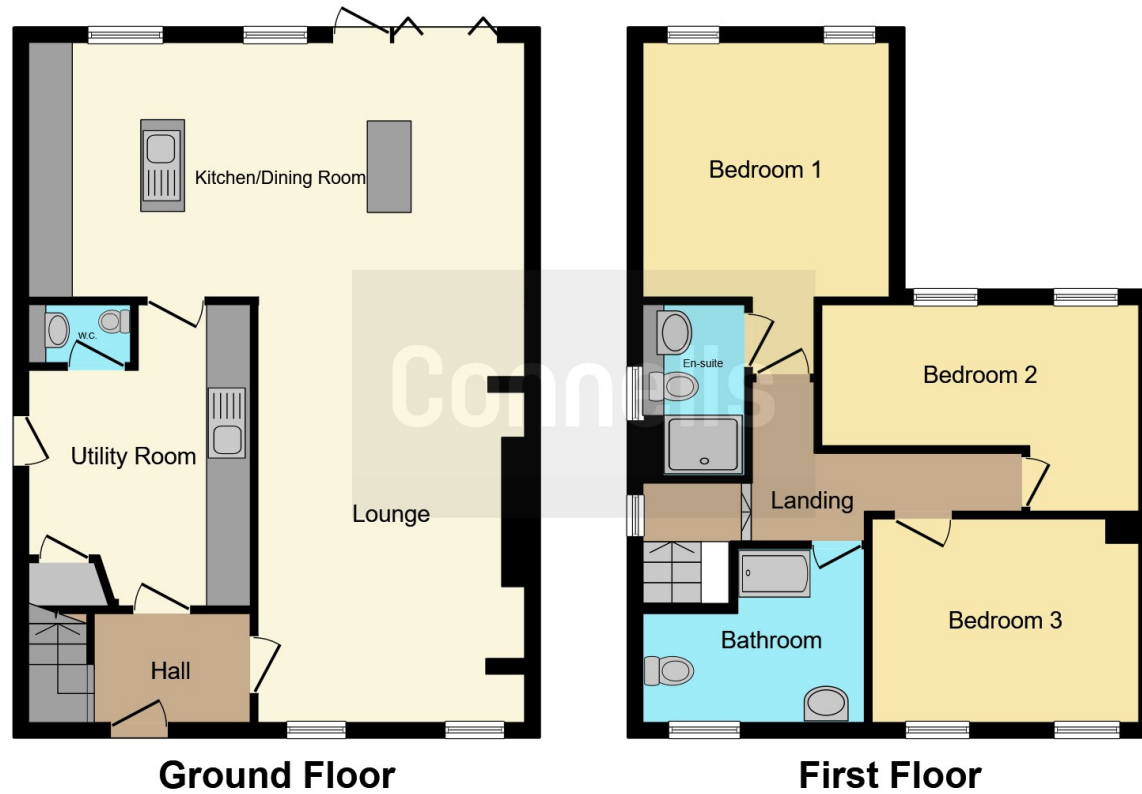
### Rear Garden

Raised laid to lawn, patio area, mature plants and shrubs, two wooden sheds, one is currently used as a workshop/gym space, side gate access.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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