



**Connells**

Townfield Road  
Flitwick Bedford



## Property Description

Early viewing is advised at this two double bedroom semi detached home, decorated to a high specification and well maintained throughout, offering a living room diner, modern kitchen, bathroom with contemporary fixtures and fittings,

living room with a feature fireplace and space for dining furniture. Also benefits from under floor heating to the ground floor.

Block paved driveway leading to garage, well maintained rear garden, perfect for entertaining or relaxation.

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

Door to front, located at the side of the property, entering into the kitchen.

## Kitchen

9' x 8' 2" ( 2.74m x 2.49m )

Wall to base fitted units ,easy clean work surfaces, sink with drainer, integrated oven, electric hob, extractor fan above, integrated fridge freezer, spot lights to ceiling. Stairs rising to first floor. under floor heating. Double glazed window to rear aspect, double glazed window to side aspect, Front door to side aspect.

## Living Room / Diner

14' x 11' 3" ( 4.27m x 3.43m )

Double glazed bay window to front aspect, radiator, feature fireplace, under floor heating, built in storage cupboard. Space for dining furniture.

## Bathroom

Panelled bath, low level wc with concealed cistern, hand wash basin with vanity storage. radiator. Two opaque double glazed windows.

## First Floor

### Landing

Access to bedrooms.

### Bedroom 1

10' 3" x 14' ( 3.12m x 4.27m )

Double glazed window to front aspect, radiator.

### Bedroom 2

14' x 9' ( 4.27m x 2.74m )

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

### Front Garden

Block paved driveway, walled garden area, access to garage.

### Rear Garden

Mostly laid to lawn with a block paved patio area, side gate access.

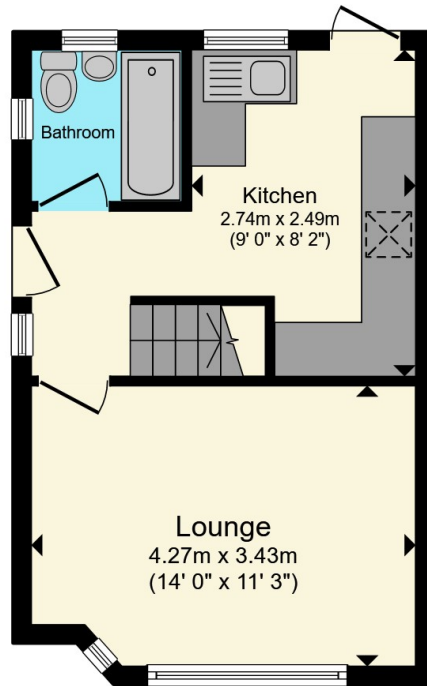
### Garage

Single garage.

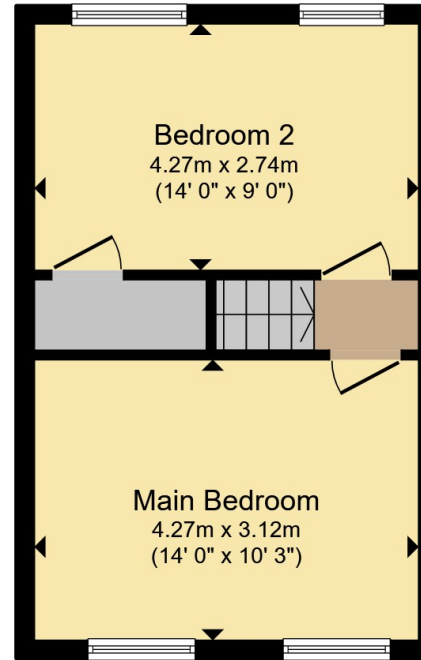








**Ground Floor**



**First Floor**

Total floor area 58.2 m<sup>2</sup> (626 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)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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