



Wardhedges Road

Flitton,
Bedfordshire, MK45 5ED
£270,000

country
properties

With no upper chain and a double garage, a rare asset for this type of home, this end-terrace cottage offers potential to improve and personalise to your own taste. Set within a desirable hamlet, nearing delightful countryside walks, the property is a stone's throw from the local public house/restaurant (100m), with a wider range of amenities available in the nearby town of Flitwick (2.7 miles) including mainline rail station providing a fast and frequent service to St Pancras International (from 41 mins). The accommodation includes an open plan living/dining room with two fireplaces (one featuring a log burning stove), fitted kitchen, ground floor shower room and two bedrooms. There is also an enclosed garden to the rear. EPC: E.

GROUND FLOOR

ENTRANCE

Via front entrance door with double glazed decorative leaded light effect insert to:

LIVING/DINING ROOM

Dual aspect via double glazed window to front and two double glazed windows to side. Brick fireplace housing log burning stove, set on tiled hearth. Further fireplace surround with electric heater. Meter cupboards. Doors to stairs to first floor landing, and to:

KITCHEN

Double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap, and electric hob with extractor over. Tiled splashbacks. Built-in double oven. Space for washing machine and refrigerator. Floor tiling. Door to:

REAR LOBBY

Floor tiling. Built-in storage cupboard. Door to shower room. Part double glazed door to covered area with doors to garage and store and access to both front and rear.

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with shower unit, low level WC and pedestal wash hand basin. Wall and floor tiling. Heated towel rail.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms.

BEDROOM 1

Double glazed window to front aspect. Feature fireplace. Fitted wardrobe.

BEDROOM 2

Double glazed window to rear aspect. Built-in airing cupboard. Wood flooring.



OUTSIDE

REAR GARDEN

Paved patio area. Remainder mainly laid to lawn. Enclosed by mature shrubs and timber fencing.

DOUBLE GARAGE

Twin up and over doors. Window to rear aspect/store. Door to side covered area. Power and light.

STORE

Window to rear aspect. Door to side covered area.

OFF ROAD PARKING

Hard standing driveway providing off road parking in front of double garage.

Council Tax Band: C.



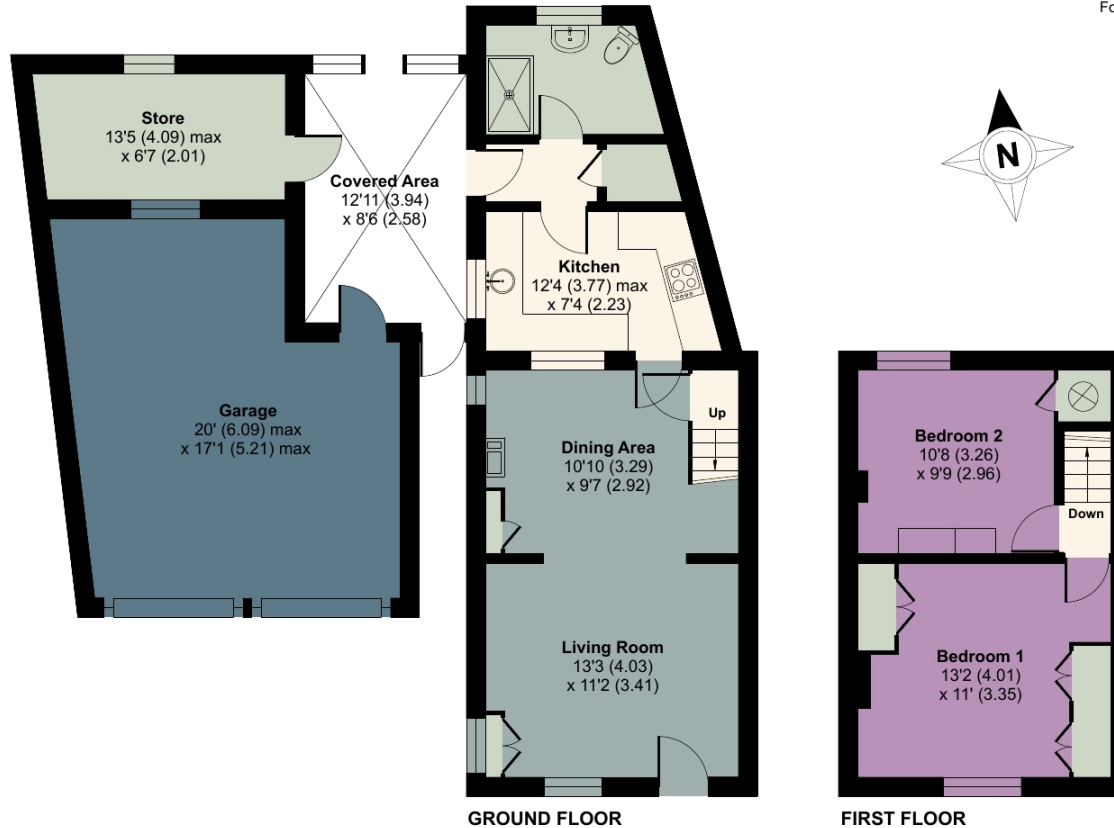
Approximate Area = 747 sq ft / 69.3 sq m (excludes covered area)

Garage = 301 sq ft / 27.9 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 1132 sq ft / 105 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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, Scotland & Wales		

EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1455893



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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