



High Street

Westoning,
Bedfordshire, MK45 5JH

Guide Price **£350,000**

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With no upper chain, this charming three bedroom end-terrace home is set within a popular village. The property features two separate receptions including a bay-fronted living room and dining room, plus a fitted kitchen and useful store room. The modern first floor shower room adds a contemporary touch. There is good-sized, established garden to the rear which enjoys a south-easterly aspect, whilst off road parking to the front (along with a rear carport) add convenience. Whether you are a first-time buyer, growing family, or someone looking to downsize, this property provides the perfect blend of traditional village charm and practical features to create a welcoming home. EPC: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via recessed open porch and front entrance door with opaque double glazed insert. Stairs to first floor landing. Radiator. Doors to dining room and to:

LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Fireplace surround housing living flame effect gas fire. Radiator.

DINING ROOM

Double glazed window to rear aspect. Radiator. Recessed shelving. Parquet style flooring. Sliding door to:

KITCHEN

Two double glazed windows to side aspect. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Tiled splashbacks. Space for cooker. Floor mounted gas fired boiler. Part wood panelled walls. Built-in under stairs storage cupboard. Door to:

REAR LOBBY

Opaque double glazed door to side aspect. Quarry style floor tiling. Power and light. Door to:

STORE

Double glazed window to rear aspect. Wood effect flooring. Power and light.

FIRST FLOOR

LANDING

Built-in storage cupboard. Doors to all bedrooms and shower room.

BEDROOM 1

Two double glazed windows to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to rear aspect. Hot water cylinder.



SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

REAR GARDEN

South-easterly aspect. Laid to gravel and paving with established shrub borders. Garden shed. Greenhouse.

OUTSIDE WC

Opaque glazed window to side aspect. WC with high level cistern. Cold water tap.

OFF ROAD PARKING

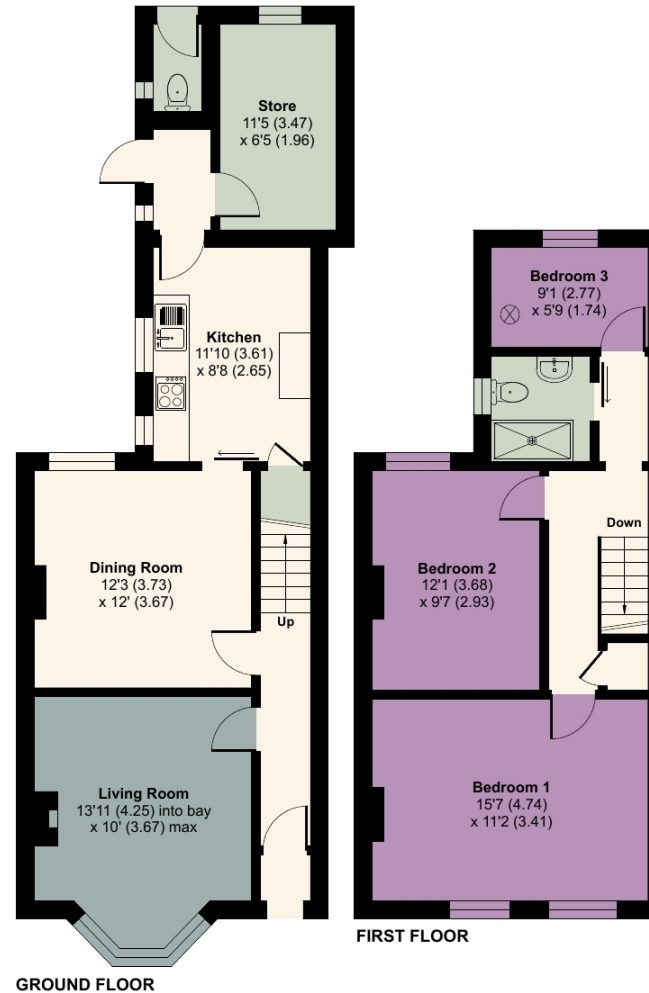
Frontage laid to gravel and hard standing to provide off road parking. Shrub border. Outside light. The driveway extends along the side of the property, leading to a carport at the rear.

Council Tax Band: D.

AGENTS NOTE

This property is unregistered - Please be aware that additional conveyancing costs may be incurred.





Approximate Area = 1059 sq ft / 98.3 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 1072 sq ft / 99.5 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(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). © n̄cheom 2026. Produced for Country Properties. REF: 1486679



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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