



Park Road

Westoning,
Bedfordshire, MK45 5LA

Guide Price **£500,000**

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Featuring a sizeable rear garden in excess of 200ft, and having the benefit of no upper chain, this detached home presents an excellent opportunity for buyers looking to create a property tailored to their individual needs, having scope to improve and extend (subject to planning). Under the same ownership since the property was built in 1960, this much-loved family home offers functional living space typical of the era with large windows to maximise natural light. At the heart of the home is an 18ft living room with open fire as its focal point, along with a 17ft open plan kitchen/dining room. The part galleried landing leads to three well-proportioned bedrooms and a modern shower room. Enjoying a desirable south-easterly aspect, the rear garden is without doubt a standout feature of the property, with vast potential to satisfy gardening enthusiasts or to create children's play areas, and includes an orchard area to the rear with mature pear and apple trees. The ample driveway is complemented by an 18ft garage that offers additional parking, storage or workshop space. Set within a popular village, the property benefits from a range of local amenities along with access to excellent transport links, providing a desirable balance for residents. EPC: D.

LOCATION

Westoning benefits from a joint post office and store on the High Street with a traditional butcher's shop opposite. Located next to the lower school, a children's park is fenced off from the rest of the recreation ground. The village has two churches, two public houses/restaurants and a social club. A garden centre with farm shop is located just within the boundary on the road to Flitwick. Commuters are well served by the mainline rail stations at both Flitwick and Harlington (with trains to St Pancras within 50 minutes) and Junction 12 of the M1, all within 1.8 miles.

GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed sliding door. Light. Multi pane opaque glazed wooden entrance door to:

ENTRANCE HALL

Stairs to first floor landing with built-in cupboards beneath. Fitted cabinet housing electric meter and fuse box. Traditional style column radiator. Dado rail. Doors to kitchen/dining room and to:

LIVING ROOM

Double glazed window to rear aspect with additional secondary glazing panel. Two double glazed windows to side aspect. Multi pane glazed wooden door to other side aspect, leading to garden. Feature open fireplace with timber mantel and tiled hearth. Two radiators. Wood flooring. Wall light points. Dado rail. Coving to ceiling.

KITCHEN/DINING ROOM

Double glazed window to front aspect with additional secondary glazing panel. Double glazed window to rear aspect. Part double glazed door to side aspect, leading to garden. A range of base and wall mounted units with work surface area incorporating double drainer stainless steel sink with mixer tap. Tiled splashbacks. Peninsula unit providing additional storage with double-sided glazed display cabinets above. Two radiators (one being a traditional style column radiator). Space for oven, washing machine and refrigerator.

FIRST FLOOR

PART GALLERIED LANDING

Double glazed picture window and feature timber cladding on stairway. Radiator. Dado rail. Wall light point. Hatch to loft with boarding, light and pull-down ladder. Doors to all bedrooms and shower room.

BEDROOM 1

Double glazed window to front aspect with additional secondary glazing panel. Double glazed window to side aspect. Fitted wardrobes, also housing wall mounted gas fired boiler. Coving to ceiling.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Exposed floorboards.



BEDROOM 3

Double glazed window to side aspect. Radiator. Fitted cabinet.

SHOWER ROOM

Double glazed window to rear aspect. Refitted three piece suite comprising: Walk-in shower, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Extractor. Coving to ceiling. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrub borders. Mature hedging to front.

REAR GARDEN

Over 200ft in length. South-easterly aspect. Divided into three main sections, the first being a lawn area with mature shrub borders and block paved seating area with covered pergola over. A winding lawned path then leads through wide shrub borders to an orchard area at the rear with mature pear and apple trees. Enclosed by fencing and hedging.

GARAGE

Up and over door. Window and courtesy door to rear garden. Power and light. Attached potting shed/store at rear (with cold water tap).

OFF ROAD PARKING

Off road parking for multiple vehicles via driveway leading through double timber gates to additional block paved area in front of garage.

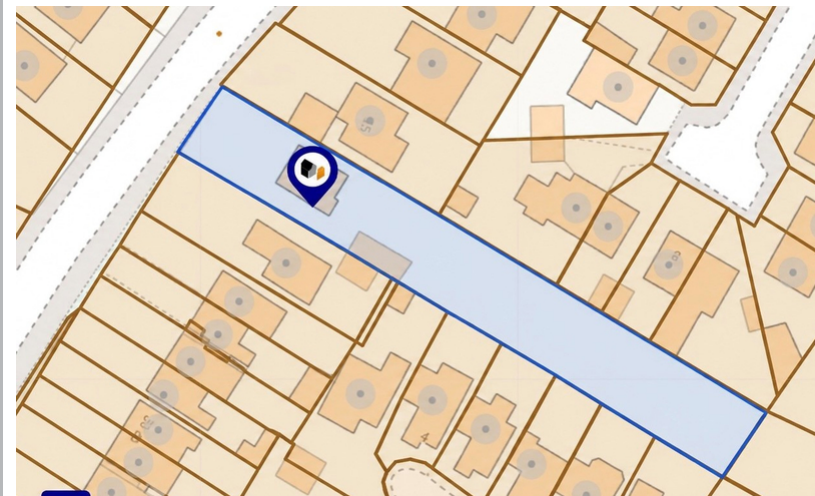
Council Tax Band: E.

AGENTS NOTE

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

Please note that the site plan is for guidance only, the boundary line will be verified during the conveyancing process.

NB. The seller of this property is connected to an employee of Country Properties.





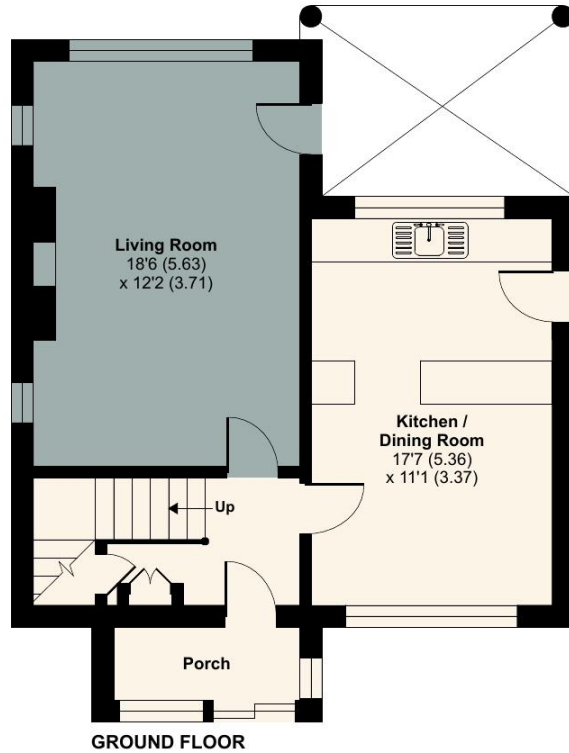
Approximate Area = 1047 sq ft / 97.2 sq m

Garage = 280 sq ft / 26 sq m

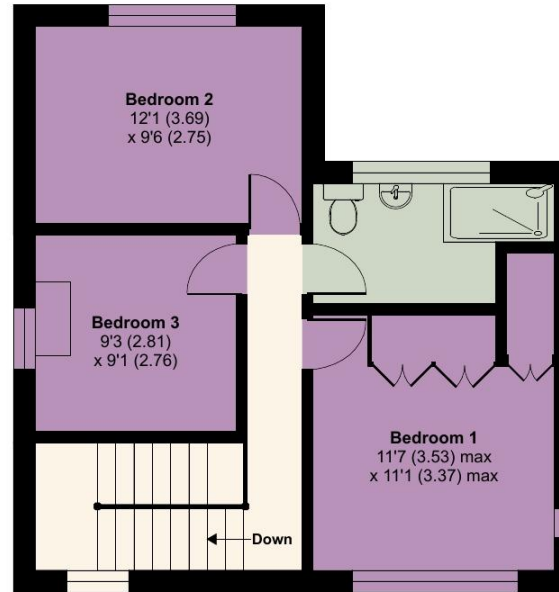
Total = 1327 sq ft / 123.2 sq m

For identification only - Not to scale

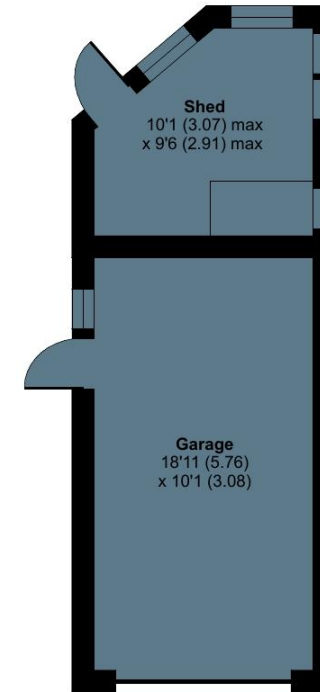
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	62	71
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



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: 1510874



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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