



Set in the heart of the charming village of Westoning, this delightful Victorian semi-detached cottage on High Street offers a perfect blend of character and modern living. Presented to an exceptional standard, this property is ideal for first-time buyers seeking a welcoming home in a prime location.

Upon entering, you will find a spacious reception room that exudes warmth and charm, providing an inviting space for relaxation and entertaining. The well-appointed kitchen and dining area is perfect for family meals and gatherings. The cottage boasts two generously sized bedrooms, ensuring comfort and privacy for all occupants. The modern bathroom is tastefully designed.

The easily maintained rear garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the property benefits from convenient parking for two vehicles at the rear, a valuable asset in this sought-after area.

With close proximity to Harlington and Flitwick railway stations, commuting is made easy, and the M1 is just a short drive away, providing excellent transport links. This charming cottage is not just a house; it is a home that offers a wonderful lifestyle in a picturesque village setting. Don't miss the opportunity to make this delightful property your own.

Sitting Room

Door and double glazed window to the front. Karndean flooring. Feature fire surround. Storage cupboard to fire place recess. Radiator. Coved and textured ceiling.



Kitchen / Dining Room

A fantastic rear aspect living space.



Kitchen Area

Tastefully fitted to comprise a range of wall drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Integrated oven and induction hob with an extractor hood over. Space and plumbing for a washing machine and dishwasher. Space for a slimline tumble dryer. Cupboard housing the wall mounted boiler. Feature vaulted ceiling. Karndean flooring. Radiator. Stairs riding to the first floor accommodation.



Shower Room

Fitted to comprise a low level w/c. Wash hand basin set into a vanity unit. Shower bath with a mains fed shower over and glass shower screen. Fully tiled walls and floor. Double glazed windows to the side aspect. Heated towel rail. Extractor.



Landing

Providing access to bedrooms one and two with a fitted carpet.

Bedroom One

Double glazed window to the front aspect. Fitted carpet. Radiator. Inset spot lights to the ceiling.



Bedroom Two

Dual aspect with double glazed windows to the side and rear aspects. Fitted carpet. Radiator. Storage cupboard.



To the Front

Small low maintenance garden with brick retaining wall. Laid to shingle with pathway leading to the front door.



Rear Garden

An enclosed rear garden laid with artificial grass and decking with boundary fencing. Gate to the side.



Parking

Two parking spaces located to the rear of the property.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 54.8 sq m / 590 sq ft

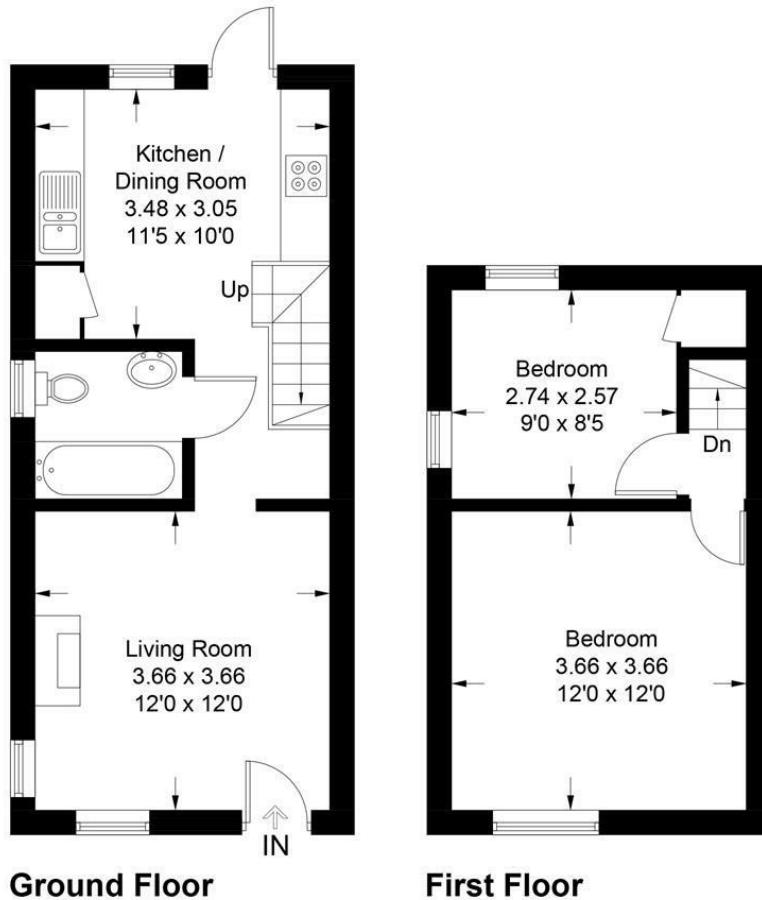


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