



Fir Tree Close, Flitwick, MK45 1NY
Guide price £325000 to £350000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

***GUIDE PRICE £325,000 -
£350,000***

Latcham Dowling Estate Agents are delighted to offer for sale this extremely well presented three bedroom semi detached home. The property has a wonderfully bright 24' lounge/diner with the added benefit of a small conservatory. The kitchen has Beech units with plenty of storage and built in hob and double oven. Upstairs there are two double bedrooms and a single bedroom as well as a bathroom and a separate WC. Further benefits include a single garage with a block paved driveway for three cars and gas central heating. A real draw is the ability to be able to walk to the mainline station with access into London St Pancras.

Local information about Flitwick.

Flitwick is a small town in Central Bedfordshire. Three lower schools and a middle school serve the area. There are many shops as well as a large Tesco supermarket with petrol station. Natural attractions include Wrest Park in Silsoe, Ampthill Park and the Greensands Ridge Walk. Nearby Woburn Safari Park, Centre Parcs, and Marston Vale Forestry Centre also draw visitors.

Entrance

Entrance hall

Lounge/Diner

24'5 x 12'7 narrowing to 8'1 (7.44m x 3.84m narrowing to 2.46m)

Kitchen

11'7 x 7'5 (3.53m x 2.26m)

Conservatory

7'4 x 7'4 (2.24m x 2.24m)





First floor

Landing

Bedroom one
12'3 x 8'2 (3.73m x 2.49m)

Bedroom two
11'8 x 7'9 (3.56m x 2.36m)



Bedroom three
9'3 x 7'4 (2.82m x 2.24m)

Bathroom

Wc

Outside

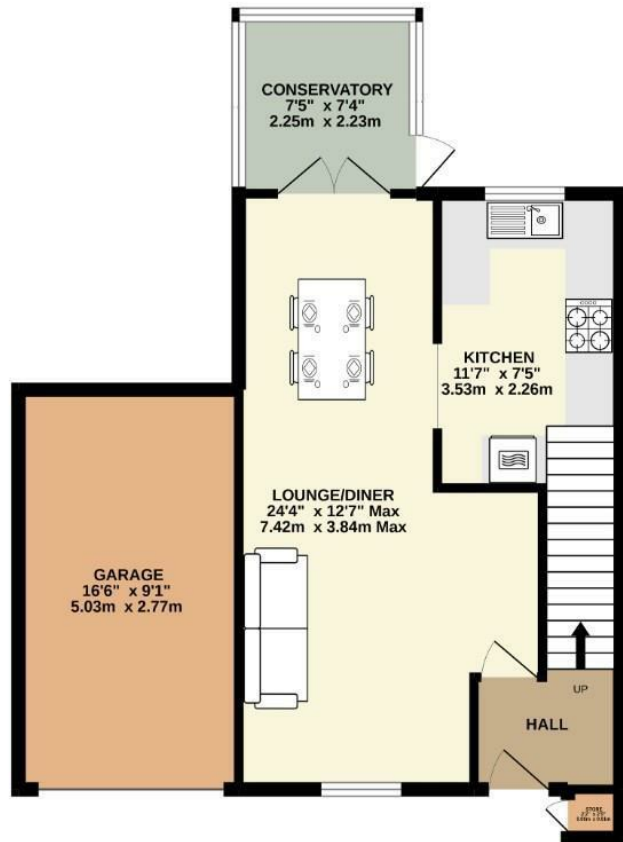
Rear garden

Front

Single garage

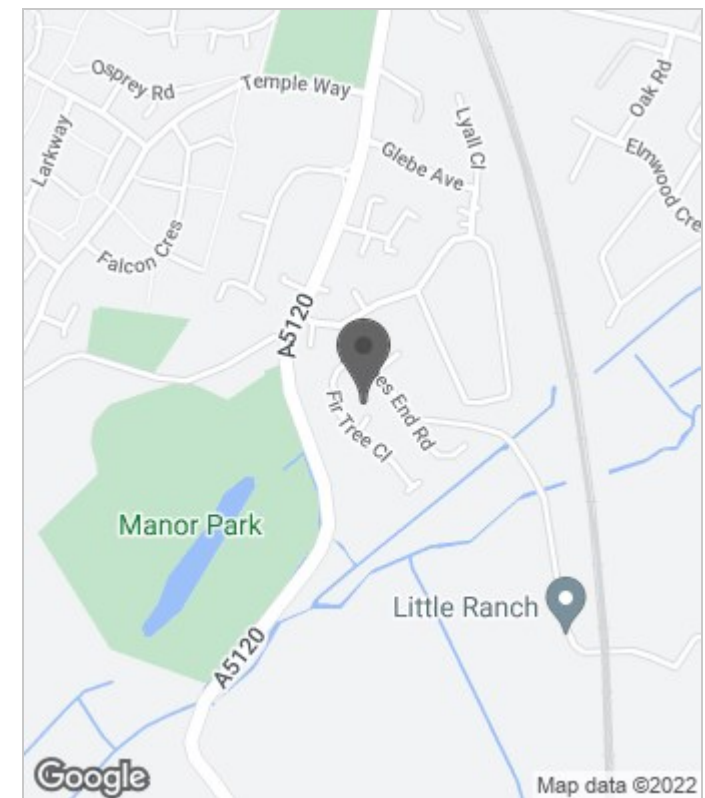
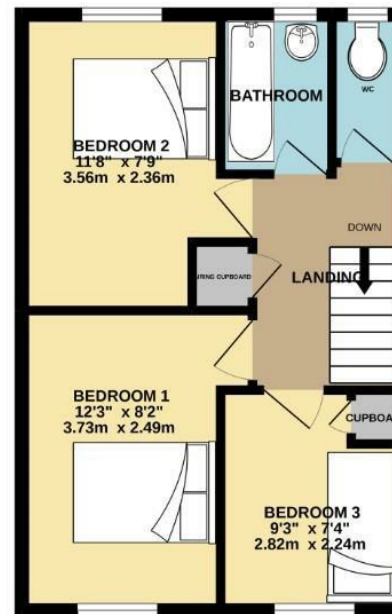


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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