

Love Homes



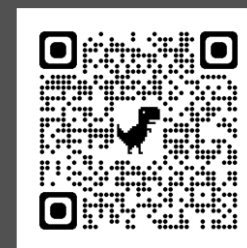
Austen Avenue, Flitwick, Bedfordshire MK45 1GP

Upon entry you're greeted by a welcoming entrance hall featuring a convenient downstairs cloakroom. The ground floor further unfolds into a bright and spacious 15'1" living room with dual aspects and double doors leading to the garden, as well as a modern kitchen/diner equipped with integrated appliances including a fridge/freezer, washing machine, and slimline dishwasher. Ascending to the first floor you'll find the main bedroom complete with a built-in wardrobe and a modern en-suite shower room. Two additional bedrooms and a stylish family bathroom complete the accommodation. Outside, the south-easterly facing rear garden offers a peaceful retreat featuring a lush lawn with expansive paved patio area perfect for alfresco dining, charming flower bed borders, fenced and walled boundaries, and gated access to the double-length driveway.



This property is presented by Duncan Stead - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



1.0m



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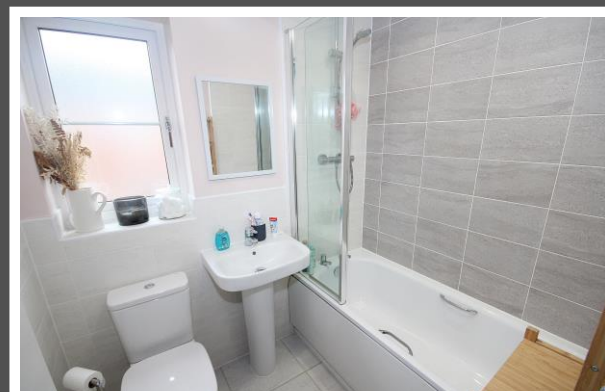
Tenure: Freehold

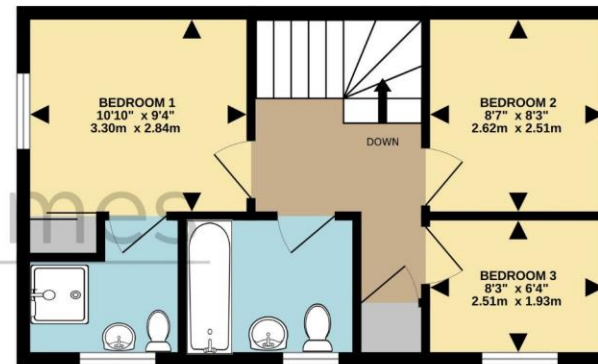
Council Tax: D





"From the moment we stepped inside we knew this was the home for us. The dual aspect windows flood the house with natural light making even the dreariest days feel bright and welcoming. The south/easterly facing garden is a true gem - private and perfect for enjoying meals outdoors during the warmer months. Not to mention the incredible energy efficiency; we're paying about half of what our friends with similar-sized older homes do. The location couldn't be better - everything we need is close by and we often walk into Ampthill for a meal or to catch a rugby match".





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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