

Love Homes



High Street, Westoning, Bedfordshire MK45 5JG

Available chain-free, this beautifully extended 2-bedroom cottage boasts a modern kitchen/dining room with an island, a low-maintenance garden, and a convenient location near schools and the train station—perfect for first-time buyers or downsizers.

Recently updated, the home maximizes space with a warm, functional layout featuring triple-glazed windows and gas radiator heating. The re-fitted kitchen, with its stylish design and ample storage, is the heart of the home. Upstairs, two bedrooms and a modern bathroom offer comfort, while the courtyard garden provides a tranquil outdoor retreat.



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.



1.7m

Tenure: Freehold



2



1

Council Tax: B



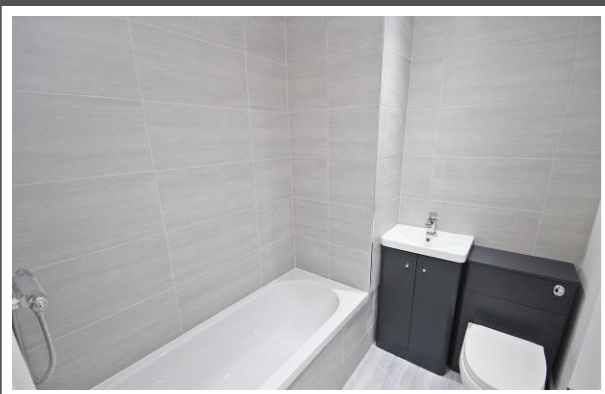
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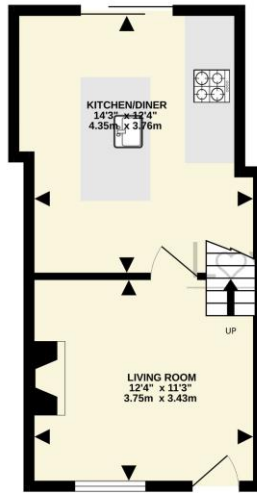


Westoning village offers several amenities including a pub, restaurant, butchers, convenience store with a Post Office, parish church, tennis club, and Lower School which feeds into Arnold Academy Middle School in Barton-le-Clay and Harlington Upper School. Westoning is also on a coach route connecting to the esteemed Harpur Trust private schools in Bedford. Nearby Flitwick, Toddington, and Ampthill provide additional shopping and leisure options. Larger shopping facilities are available at Milton Keynes which is typically about a 30 minute drive away.

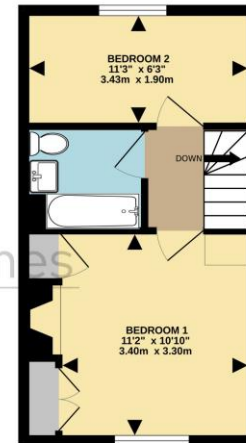
For commuters, Harlington and Flitwick villages each have train stations with Thameslink service to London St Pancras International (reachable within 45 minutes) and connections to the City, Gatwick Airport, and Brighton. Junction 12 of the M1 motorway is just 2 miles away, and Luton Airport can be reached in a 20 minute drive.



GROUND FLOOR
306 sq. ft. (28.4 sq.m.) approx.

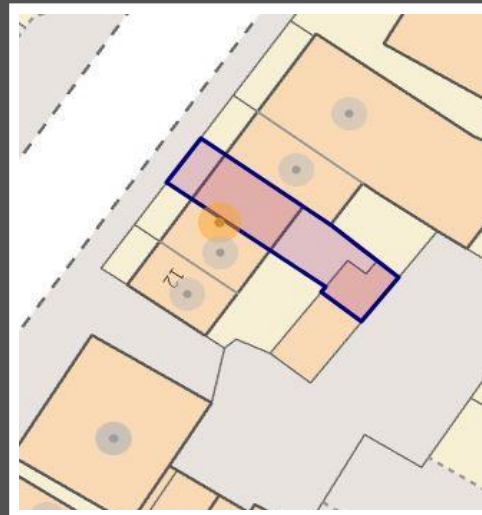


1ST FLOOR
276 sq ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq ft. (54.1 sq.m.) approx.
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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