



Greenfield Road, Westoning, Bedfordshire, MK45 5JD

Price £765,000 Freehold



Spacious family home with versatile layout, modern fitted kitchen with appliances, generous living and dining areas, four bedrooms and multiple bathrooms. Established rear garden with decking, vegetable plot, shed and greenhouse, plus double garage and gated side access.



Greenfield Road

Westoning, MK45 5JD



Overall, this is a spacious and flexible home offering a well-balanced layout, modern kitchen facilities, excellent outdoor space and generous parking — perfectly suited to family life.

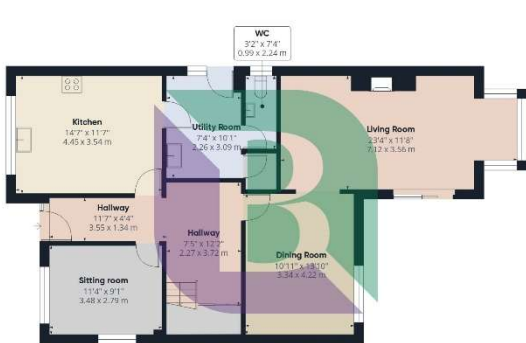


The property is entered via a welcoming hallway which provides access to the principal ground floor rooms. To the front of the house is a comfortable sitting room, ideal as a snug, home office or playroom. The hallway continues through to a central inner hall with staircase rising to the first floor and a convenient ground floor WC via the utility room.

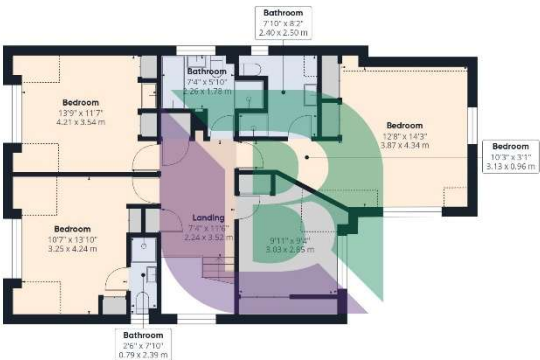
The heart of the home is the spacious living room, positioned to the rear and enjoying an open, flowing connection to the dining room, creating an excellent space for both everyday living and entertaining. The kitchen, which is bright and airy and very well appointed offering a central island and a range of contemporary units and integrated appliances. Adjoining the kitchen is a practical utility room, providing additional storage and space for laundry appliances, with access to the WC and further access to the outside.

On the first floor, a generous landing gives access to spacious loft, the bedroom accommodation and bathrooms. The property offers four well-proportioned bedrooms, including a large principal bedroom, all served by multiple bath/shower rooms, making the layout ideal for family living or guests. Several rooms benefit from pleasant views over the garden.

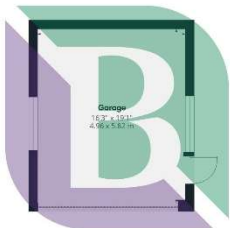
Externally, the property continues to impress. To the rear is an established garden, thoughtfully laid out with a decked seating area ideal for outdoor dining, along with a vegetable plot, shed, and greenhouse for keen gardeners. Additional features include an outside tap and gated side access. The home is further enhanced by a detached double garage with electric up and over doors, providing excellent parking and storage.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
2186 ft²
203.3 m²

Reduced headroom
92 ft²
8.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (91-100) | | |
| B (81-90) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (49-54) | | |
| F (41-48) | | |
| G (35-39) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 73 | 80 |
| EU Directive 2002/91/EC | | |

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



6 High Street
Woburn Sands
Buckinghamshire
MK17 8RL

