



22, GRAVEL PIT ROAD, FLITWICK, MK45 1JX



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CHAIN-FREE PLEASE CALL EARLY TO BOOK YOUR VIEWING BY APPOINTMENT ONLY FOR ONE OF OUR OPEN DAYS IN MAY

A well-maintained detached home set on Gravel Pit Road in Flitwick, offering well-balanced accommodation and the rare benefit of both front and rear parking. Having been within the same family since it was built, the property has been clearly well cared for over the years.

The ground floor features a welcoming entrance hall leading through to a generous dual-aspect lounge extending the full depth of the house, with direct access to the rear garden. A separate front-facing dining room provides flexibility as an additional reception room, playroom or home office, while the kitchen is conveniently positioned alongside. A useful ground floor guest WC adds to the overall practicality.

Upstairs, there are three well-proportioned bedrooms, all enjoying good natural light, together with a spacious family bathroom fitted with both a bath and separate shower.

Externally, the property benefits from a driveway providing off-street parking to the front, while double gates to the rear allow vehicular access into the garden, creating additional private and secure parking — a rare and valuable feature. The rear garden is private and well arranged, with patio, decking and a low-maintenance design for ease of upkeep.

Situated within a quiet and established residential area, the property is conveniently located for Flitwick town centre, local amenities, well-regarded schools and the mainline station, offering direct Thameslink services into London St Pancras.





- CHAIN-FREE - Detached family home set within a quiet residential road
- Rare benefit of both front driveway and additional gated rear parking
- Well-proportioned lounge with direct access to the rear garden
- Separate dining room offering flexible use as a second reception or home office
- Well-arranged kitchen with scope for updating
- Ground floor guest WC
- Three well-proportioned bedrooms with good natural light
- Generous family bathroom with both bath and separate shower
- Private, low-maintenance rear garden with patio and decking
- Long-term family ownership, reflecting a well cared for home







GROUND FLOOR

GUEST WC

A convenient ground floor WC fitted with a wash basin.

ENTRANCE HALL

A welcoming central hallway providing access to all principal ground floor rooms, with staircase rising to the first floor.

LOUNGE

24'5" x 11'4" (7.44m x 3.45m)
A bright and generously proportioned dual-aspect reception room, extending the full depth of the house, with ample space for both seating and dining and direct access to the rear garden.

DINING ROOM

16'8" x 8'1" (5.08m x 2.46m)
A front-facing room with a bay window, offering excellent flexibility as a formal dining room, second reception or home office.

KITCHEN

11'5" x 8'1" (3.48m x 2.46m)
A practical and well-arranged kitchen fitted with a range of units and work surfaces, positioned adjacent to the dining room.

FIRST FLOOR

BEDROOM ONE

12'1" x 11'7" (3.68m x 3.53m)
A well-proportioned double bedroom overlooking the rear garden.

BEDROOM TWO

15'0" x 7'9" (4.57m x 2.36m)
A good-sized second bedroom with plenty of natural light.

BEDROOM THREE

10'8" x 9'0" (3.25m x 2.74m)
A comfortable third bedroom, ideal as a child's room, guest room or study.

FAMILY BATHROOM

8'6" x 8'3" (2.59m x 2.51m)
A spacious bathroom fitted with a bath, separate shower, wash basin and WC.

OUTSIDE

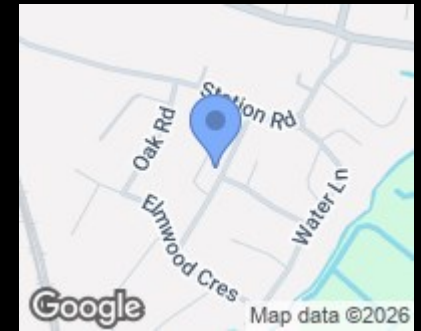
FRONT EXTERIOR

The property is set back from the road behind a neat frontage, with a private driveway providing off-street parking. The approach is well presented and practical, with access to the side of the house leading through to the rear garden. The positioning of the house gives a pleasant sense of space from the street, while remaining easily accessible.

REAR GARDEN

The rear garden offers a generous and well-proportioned outdoor space, ideal for both everyday family use and entertaining. A patio area sits directly off the rear of the house, providing the perfect spot for outdoor dining, with the remainder laid mainly to lawn. The garden is enclosed, offering a good degree of privacy, and benefits from gated access—making it both functional and secure for families.





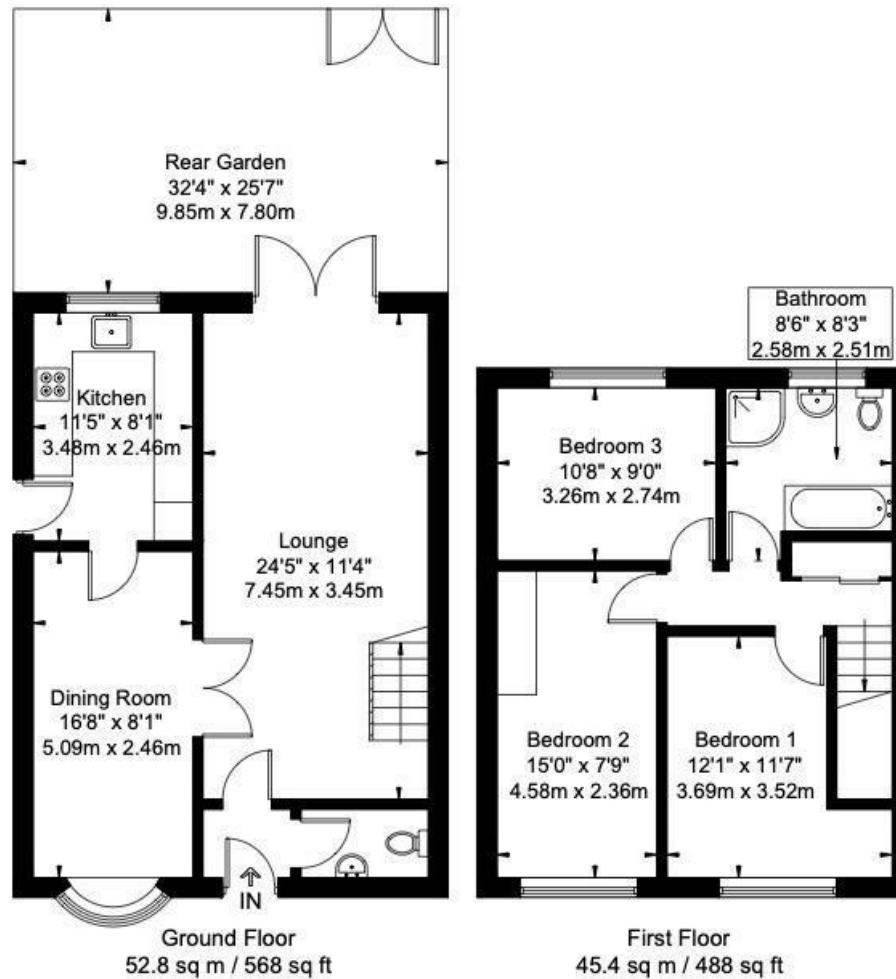
Situated within a quiet and established residential road, the property is conveniently located for Flitwick town centre, offering a range of shops, cafés and everyday amenities, along with well-regarded schooling. Flitwick mainline station provides direct Thameslink services into London St Pancras in approximately 40–50 minutes, while the M1 (Junction 12) and A6 are easily accessible, making this an excellent choice for commuters.



Central Bedfordshire Council
Band D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	87	A	A
81-85	81-85	B	B
69-80	69-80	C	C
55-68	55-68	D	D
39-54	39-54	E	E
21-38	21-38	F	F
1-20	1-20	G	G

Not energy efficient - Higher running costs Not environmentally friendly - Higher CO₂ emissions
EU Directive 2002/91/EC EU Directive 2002/91/EC

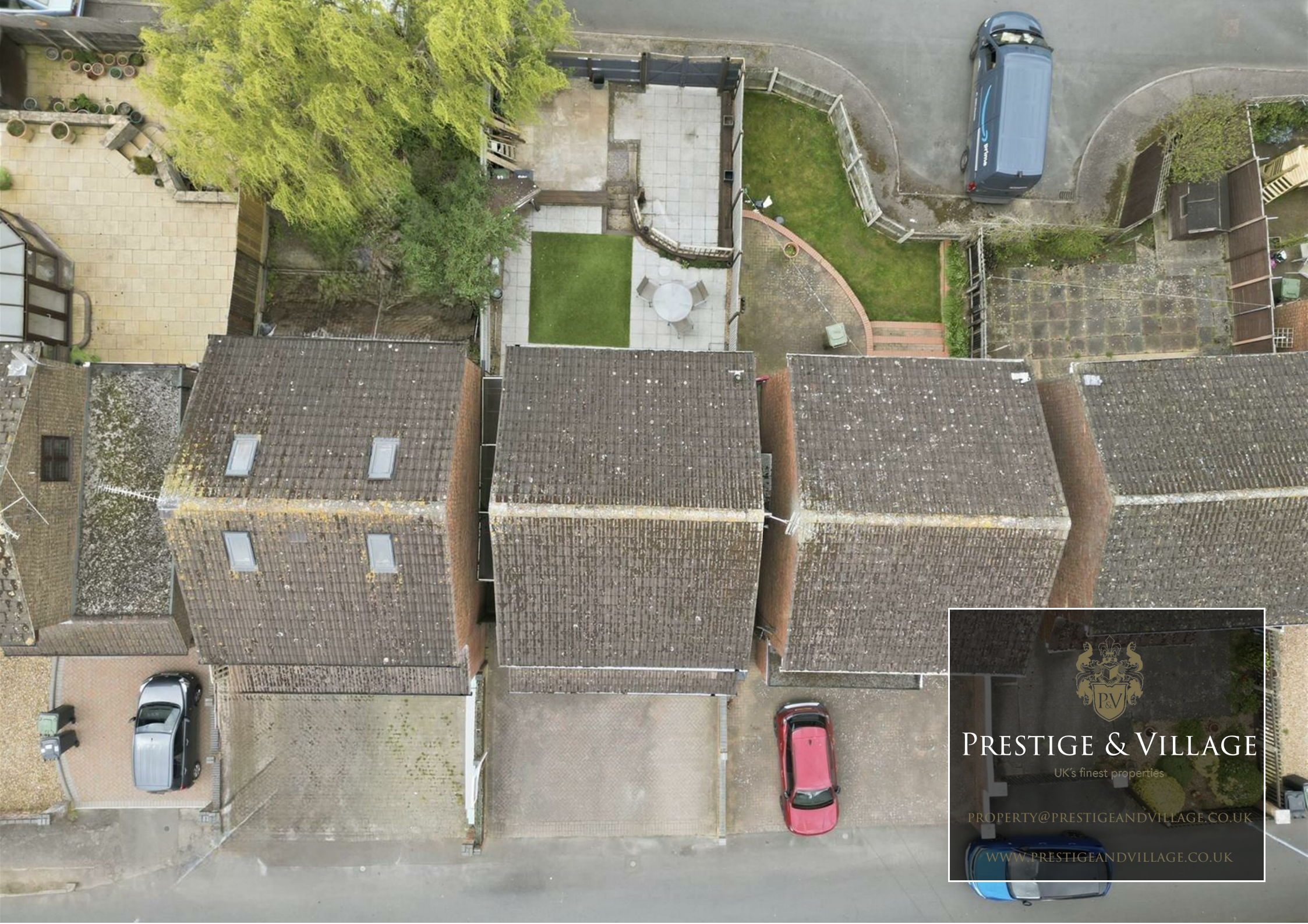


Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft

All Measurements and areas are approximate only.

Dimensions are not to scale, This plan is for guidance only and must not be relied upon as statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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