

New to the market to let, exclusively with Bradshaws. This charming and immaculately presented character thatched cottage, located in the heart of the sought-after village of Toddington, and within walking distance of local shops, schools and all village amenities. A short drive to Harlington mainline railway station, offering fast and frequent services to Central London and beyond.

The property features a country style fitted kitchen, with a separate utility room and downstairs cloakroom, plus living and dining rooms, both with exposed beams and heaps of character throughout. Upstairs offers two spacious bedrooms and a family bathroom. The property also benefits from a courtyard paved garden, for outside dining and entertaining, with steps leading to a lawned area with mature flower and shrub borders. Additional benefit includes gated access to private off-road parking.

Available early to mid May 2025, subject to satisfactory referencing. All viewings through Bradshaws



## Entrance Hall

Wooden door and double glazed window, both to the side aspect. Understairs storage cupboard. Home security alarm panel. Radiator. Quarry tiled floor..



## Cloakroom

Comprising a WC and vanity unit with inset wash hand basin. Quarry tiled floor. Radiator. Inset ceiling spotlights. Extractor fan.

## Living Room

Double glazed window to the front aspect. Feature brick fire surround. Radiator. Parquet flooring. Exposed beams to ceiling.



## Dining Room

Double glazed window to the front aspect. Radiator. Electric burner stove. Parquet flooring. Exposed beams to ceiling. Stairs leading to the first floor.



## Kitchen

Fitted with a range of wall and base units with wooden work surfaces incorporating a white ceramic one and a half drainer sink unit. Range cooker with an electric oven and gas hob with extractor hood over. Breakfast bar. Integrated fridge/ freezer and integrated dishwasher. Part tiled walls and quarry tiled floor. Space for a table and chairs plus a large storage cupboard. Radiator. Double glazed stable door leading to the courtyard garden. Double glazed windows to the side and rear aspects. Inset ceiling spotlights.



## Utility Room

Fitted with a range of wall and base units with wooden work surface over, incorporating a single white ceramic sink. Space and plumbing for a washing machine and tumble dryer. Wall mounted combi gas boiler. Quarry tiled floor. Inset ceiling spotlights. Double glazed window to the rear aspect.

## Landing

Providing access to the first floor accommodation. Fitted carpet. Radiator. Hatch to fully boarded loft space with ladder access and lighting.

## Bedroom One

Double glazed window to the front aspect. Radiator. Fitted carpet. Dressing area with built in wardrobes and WC.





### Bedroom Two

Double glazed window to the front aspect. Built in wardrobes. Radiator. Fitted carpet.



### Bathroom

Comprising a WC, vanity unit with inset wash hand basin, freestanding claw foot bath and separate shower cubicle with rainforest overhead shower and handheld attachment. Part tiled walls and tiled floor. Heated towel rail. Extractor fan. Inset ceiling spotlights.



### Front Of Property

Block paved pathway leading to a gateway that accesses the rear of the property.



### Rear Garden

A block paved courtyard with steps leading up to an area laid mainly to lawn with mature flower and shrub borders. Brick wall and boundary fencing with gated pedestrian access to the front of the property. Outside tap and lighting. Secure and gated access to private off-road parking.



### NB

Services and appliances have not been tested.

### Viewing

By appointment through Bradshaws.

### Referencing

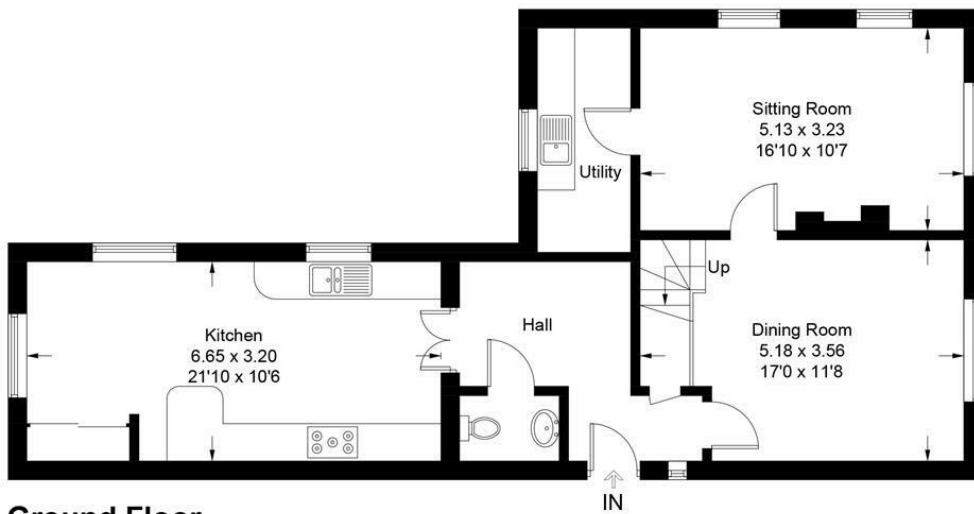
All tenancies are subject to satisfactory referencing.

### Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)



Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190404)

