



**DG**  
Property  
Consultants  
Estd. 2000



## **Station Road, Toddington, Bedfordshire LU5 6BN**

### **Asking Price £399,995**

This property is located on Station Road Toddington which is conveniently positioned within walking distance of local amenities and the hub of the village. Also, within walking distance from popular local schools and easy access to mainline rail services (Harlington station) and M1 access, making this property ideal for families and commuter alike. This extended 3 bedroom end of terrace property combines comfort and spacious family living space with accommodation comprising: Entrance hall, cloakroom, refitted kitchen, a good size lounge/dining room, opening through to a study/sitting room. The 1st floor offers 3 comfortable sized bedrooms and a refitted family shower room. Outside, the property has a two-sided private rear garden which provides excellent space for outdoor activities. With parking available for 2/3 vehicles to the front drive, plus a single garage.

Benefits include: Full double glazing, gas central heating and well-presented interior.

Book your viewing today and don't miss out on the opportunity to make this delightful property in this sought-after village your own.

Call Team DG on 01525 310200 to arrange your viewing



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Bedfordshire, LU5 6BY  
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Toddington 01525 310200  
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## Ground Floor Accommodation

### Entrance Hall



Composite entrance door, wooden laminate flooring, double power point(s), carpeted stairs to first floor landing, doors to cloakroom, lounge/dining room and kitchen.

### Cloakroom



UPVC double glazed window to front, two piece suite comprising, vanity wash hand basin in vanity unit with cupboards under, low-level, chrome heated towel rail, tiled, full height ceramic tiling to all walls, wooden laminate flooring.

### Fitted Kitchen

8'2" x 9'4" (2.48m x 2.84m)



Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with drainer, mixer tap and tiled splashbacks, integrated fridge, plumbing and space for automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, ceramic tiled flooring, double power point(s).

### View of Kitchen



### Lounge/Dining Room

15'6" x 16'2" (4.73m x 4.93m)



UPVC glazed window to side, feature fireplace with inset fire,

single radiator, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), archway opening into the study/sitting Area, door to rear lobby.

#### View of Lounge/Dining Room



#### View of Lounge/Dining Room



#### Study/Sitting Area

6'6" x 11'6" (1.99m x 3.51m)



Two uPVC double glazed windows to rear incorporating uPVC double glazed french doors to the garden, single radiator, wooden laminate flooring, double power point(s).

#### Rear Lobby

UPVC double glazed window to side with a uPVC double glazed door to garden, ceramic tiled flooring.

#### First Floor Accommodation

##### Landing



Fitted carpet, power point(s), doors to all first floor rooms.

##### Bedroom 1

12'0" x 10'0" (3.66m x 3.05m)



UPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s).

**Bedroom 2**

12'6" x 2'2" (3.82m x 0.66m)



UPVC double glazed window to rear, wooden laminate flooring, double power point(s), airing cupboard.

**Bedroom 3**

9'1" x 8'2" (2.78m x 2.50m)



UPVC double glazed window to rear, fitted double wardrobe(s) with full-length mirrored sliding doors, single radiator, wooden laminate flooring, double power point(s).

**Shower Room**

Recently refitted with three piece suite comprising tiled double shower cubicle with power shower and glass screen, vanity wash

hand basin in vanity unit with drawers under, full height ceramic tiling, low-level, chrome heated towel rail, UPVC double glazed window to front, ceramic tiled flooring.

**View of Shower Rom****View of Shower Rom****Outside of the property****Front Garden & Driveway**

Front drive with off road parking for 2/3 vehicles, gate to rear garden, fenced front garden, laid to lawn with stoicked font borders.

## Rear Garden



Enclosed by fencing, patio area, lawn areas, mature plants, shrubs and trees, access to the front via gate, access to the garage.

## View of Rear Garden



## View of Rear Garden



## Single Detached Garage

16'6" x 8'6" (5.03m x 2.59m)

Detached single garage with side personal door to rear garden, power and light connected, metal up and over door.

## Council Tax Band

Council Tax Band : D

Charge Per Year : £2236.55

## The Property Misdescriptions Act 1991 - Sales & Le

The Property Misdescriptions Act 1991 - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

## Important Notice / Disclaimer

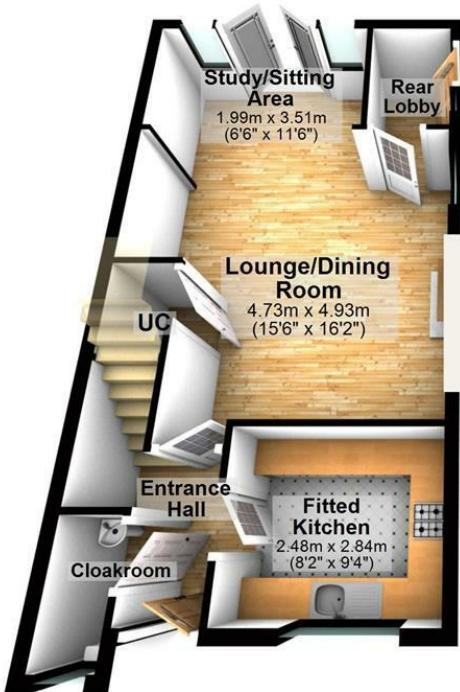
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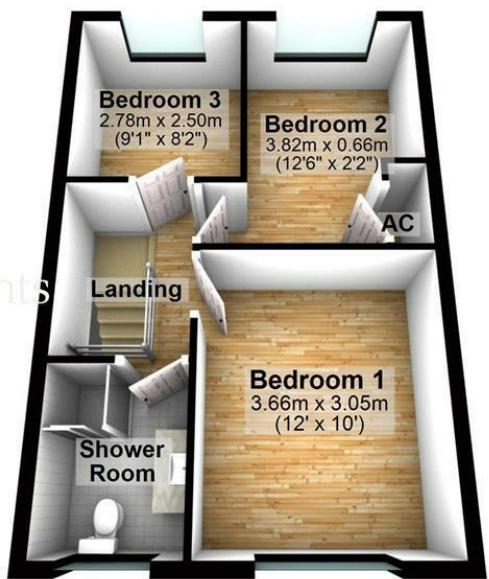
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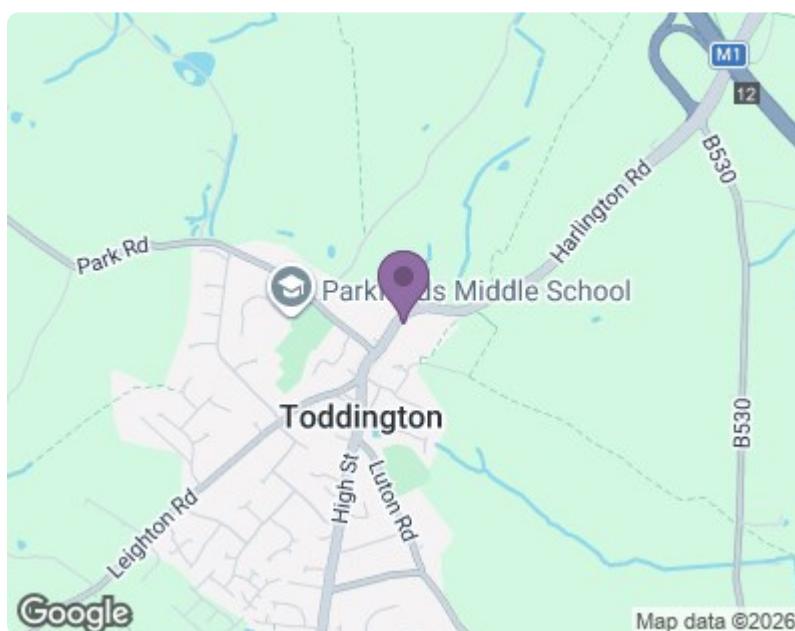
## Ground Floor



## First Floor



Total area: approx. 99.1 sq. metres (1066.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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