



DG
Property
Consultants
Estd. 2000



Bryant Way, Toddington, Bedfordshire LU5 6EX

Asking Price £339,995

This property is located on Bryant Way Toddington which is conveniently positioned within walking distance of local amenities, within walking distance from popular and sought after local schools, and close to the hub of the village. Also 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, a good size lounge opening through to a dining room, adjacent to refitted kitchen. The 1st floor offers 3 comfortable sized bedrooms and a family bathroom. Outside, the property boasts a private landscaped rear garden which provides excellent space for outdoor activities. With parking available for 2 vehicles to the side, plus a single garage.

Benefits include: Full double glazing, gas central heating and a very 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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Ground Floor Accommodation

Entrance Hall

UPVC entrance door, door to lounge, single radiator, wooden laminate flooring, double power point(s), carpeted stairs to first floor landing.

Lounge

14'6" x 11'6" (4.42m x 3.50m)



UPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), under-stairs storage cupboard, archway opening dining room.

View of Lounge



View of Lounge



Dining Room

10'6" x 8'6" (3.20m x 2.59m)



Single radiator, wooden laminate flooring, double power point(s), patio door to conservatory, archway opening to kitchen.

View of Dining Room



Double Glazed Conservatory
13' x 8'6" (3.96m x 2.59m)



Half brick and uPVC double glazed construction with double glazed polycarbonate roof and power and light connected, two uPVC double glazed windows to side, two uPVC double glazed windows to rear, double radiator, wooden laminate flooring, uPVC double glazed french double doors to garden.

Double Glazed Conservatory



Fitted Kitchen
10'6" x 6'0" (3.20m x 1.84m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer

and mixer tap with tiled splashbacks, plumbing and space for fridge/freezer and automatic washing machine, built-in electric oven, four ring hob with extractor hood over, uPVC double glazed window to rear, vinyl flooring, double power point(s), archway opening to dining room.

View of Kitchen



First Floor Accommodation

Landing



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

Bedroom 1

8'6" x 13'0" (2.60m x 3.97m)

**Bedroom 2**

9'2" x 7'9" (2.80m x 2.35m)



UPVC double glazed window to front, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), built-in storage cupboard.

View of Bedroom 1

UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

Bedroom 3

7'8" x 7'6" (2.34m x 2.29m)

**View of Bedroom 1**

UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

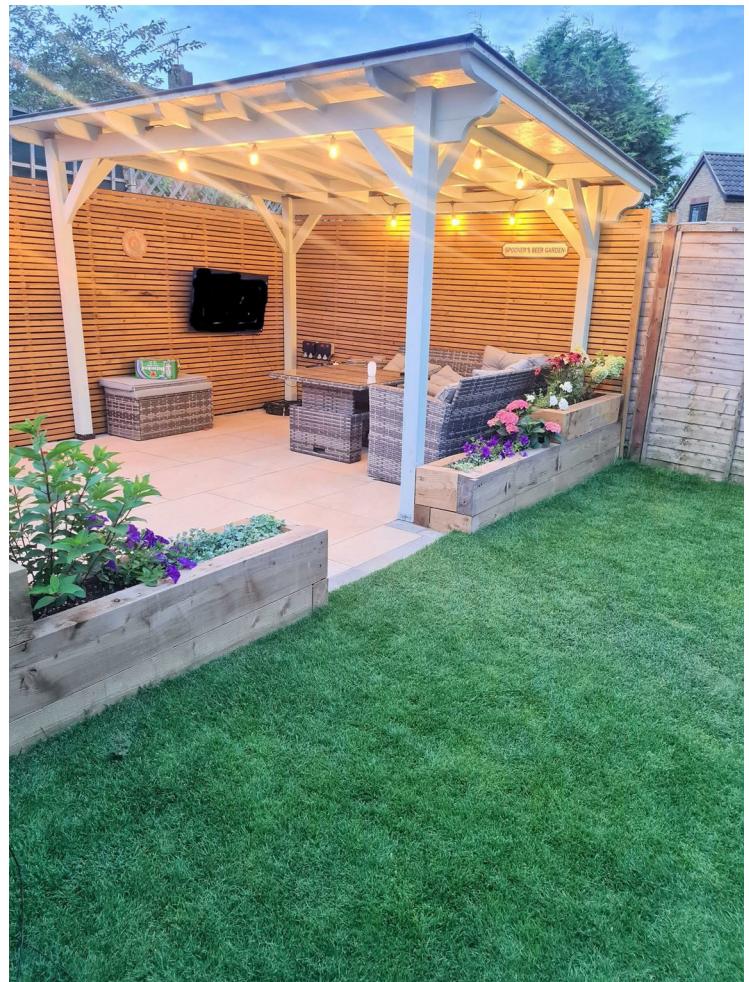
Family Bathroom

Three piece suite comprising panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, Upvc double glazed window to side, single radiator, vinyl flooring.

View of Family Bathroom



View of Rear Garden

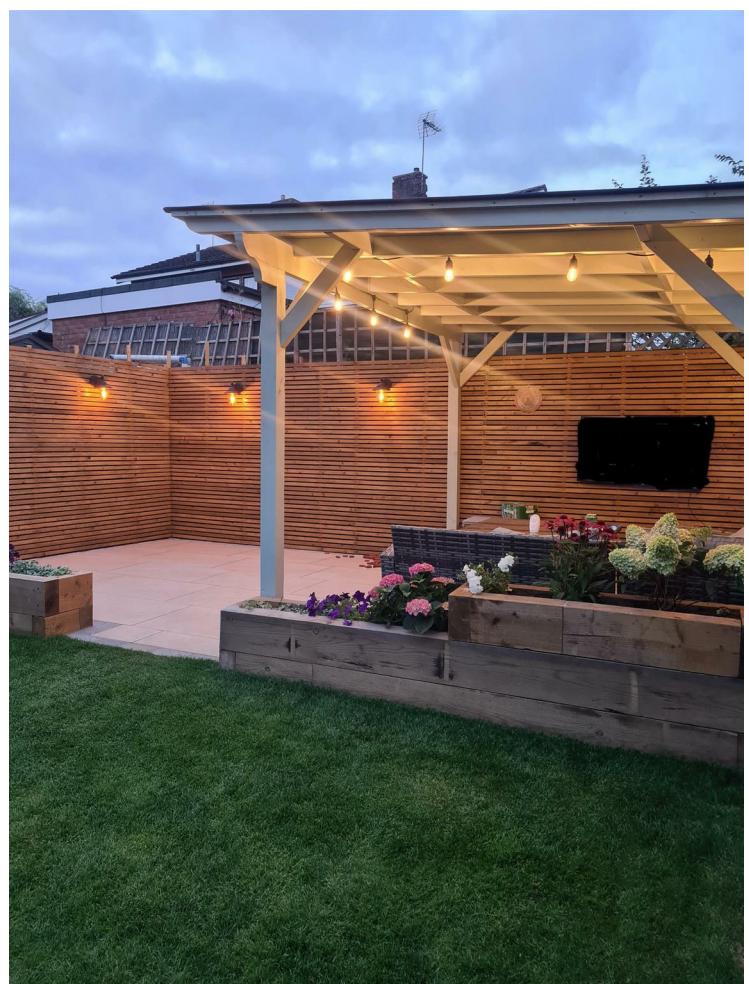


Outside of the property

Front Garden



View of Rear Garden



Mainly laid to lawn with mature tree, access to side drive and parking, plus single garage.

Rear Garden



Landscaped rear garden, side gate to the front of the property.

Single Garage



Single garage located to the side of the property with metal up and over door to the front of.

Council Tax Band

Council Tax Band : D

Charge Per Year : £2236.55

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

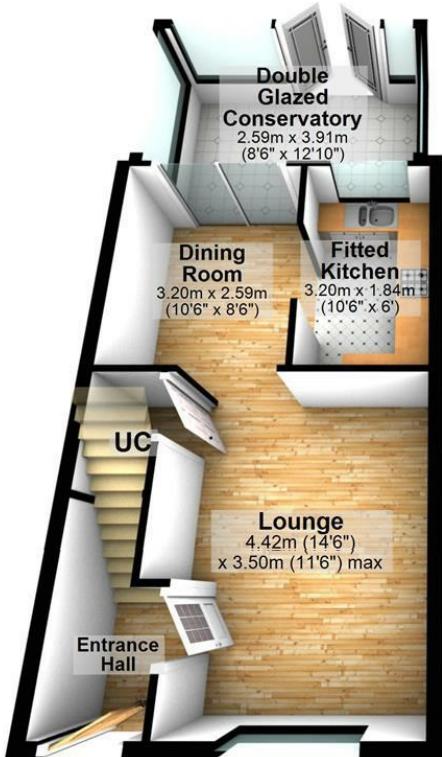
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Ground Floor



First Floor



Total area: approx. 91.1 sq. metres (980.4 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		
England & Wales EU Directive 2002/91/EC		
	73	88

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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