

DG
Property
Consultants
Estd. 2000



Luton Road, Toddington, Dunstable, Bedfordshire LU5 6DF

Asking Price £349,000

Nestled in the heart of Toddington, Bedfordshire, on Luton Road, this charming townhouse offers a perfect blend of comfort and convenience. Boasting a generous layout spread across three floors, this property features a welcoming lounge/dining room, a well-equipped kitchen, and a convenient cloakroom on the ground floor. Ascending to the first floor, you'll find two cosy bedrooms and a family bathroom, providing ample space for relaxation and privacy. The journey continues to the second floor, where the master bedroom awaits with its own en-suite shower room, offering a peaceful retreat at the end of the day. Outside, the property offers outdoor space both at the front and rear with two allocated parking spaces. Also, fully double-glazed, this townhouse not only provides comfort but also helps in keeping energy costs down. Conveniently located close to local amenities, this townhouse is ideal for those seeking a vibrant village lifestyle. Whether you're commuting by rail or road, this property's central location ensures easy access to transportation options.



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Property Introduction

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Ground Floor Accommodation

Entrance Hall



Entrance door, single radiator, soft grey wooden laminate flooring, double power point(s), carpeted stairs to first floor, doors to cloakroom, kitchen and lounge/dining room.

Cloakroom



UPVC double glazed window to front, two piece suite comprising, pedestal wash hand basin, WC and extractor fan, tiled splashbacks, single radiator, soft grey laminate flooring .

Lounge/Dining Room

16'0" x 13'6" (4.88m x 4.11m)



UPVC double glazed window to rear, double radiator, soft grey wooden laminate flooring, telephone point(s), TV point(s), double power point(s), uPVC double glazed French double doors to the rear garden.

View of Lounge/Dining Room



View of Lounge/Dining Room



Fitted Kitchen

12'0" x 6'5" (3.66m x 1.96m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, built-in integrated fridge/freezer, integrated dishwasher, plumbing and space or automatic washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, soft grey wooden laminate flooring, double power point(s).

View of Fitted Kitchen



First Floor Accommodation

1st Floor Landing



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), airing cupboard, carpeted stairs to second floor landing, doors to bedroom 2 & 3 plus the family bathroom.

Bedroom 2

9'2" x 13'6" (2.79m x 4.11m)



UPVC double glazed window to rear, single radiator, soft grey wooden laminate, double power point(s).

View of Bedroom 2



Bedroom 3

11'6" x 6'5" (3.50m x 1.96m)



UPVC double glazed window to front, double radiator, soft grey wooden laminate flooring.

View of Bedroom 3



Family Bathroom



Three piece suite comprising p/shaped panelled bath with mixer shower over with glass screen, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to two walls, extractor fan, single radiator, vinyl flooring.

View of Bathroom



Second Floor Accommodation

2nd Floor Landing

Fitted carpet, access to bedroom 1.

Bedroom 1

17'0" x 10'1" (5.19m x 3.07m)



UPVC double glazed window to front, built-in double wardrobe(s), single radiator, soft grey wooden laminate flooring, double power point(s), door to en-suite shower room.

View of Bedroom 1



En-suite Shower Room

9'5" x 6'0" (2.86m x 1.82m)



Three piece suite comprising corner tiled shower cubicle with power shower and glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC, heated chrome towel rail, wall mounted mirror, uPVC double glazed window to rear, vinyl flooring.

View of En-suite



Outside of the property

Front Garden



Frontage with path leading to the front of the property with decorative stones either side.

Rear Garden



Enclosed by timber fencing, paved patio area, ornamental lawn, rear gate to parking area.

View of Rear Garden



View of Rear Aspect



Access to Parking to Rear



Access to Parking to the rear of the property in private parking area.

Allocated Parking Area



2 x in line off Road Parking Spaces, located to the rear of the property.

View from Front of Property



Council Tax Band
Council Tax Band : C
Charge Per Year : £1804.95

Living in Toddington



Living in Toddington



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Toddington Office



Call us on 01582-580500 or pop into our office in the High Street to arrange your viewing.

MISDESCRIPTIONS ACT - Sales

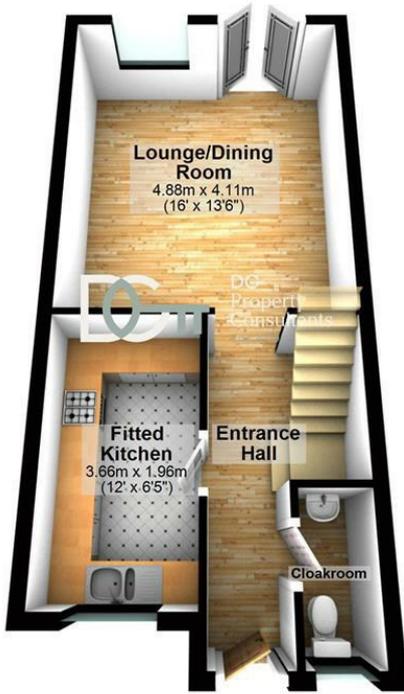
Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor



First Floor



Second Floor



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	

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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