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properties
For Sale

Rhees Cottage
1100

Rhees Cottage

Station Road, Toddington,
Bedfordshire, LU5 6BN

Guide Price **£230,000**

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Offered for sale with no upper chain, this charming Grade II Listed detached cottage benefits from a wealth of character features including exposed beams and brickwork. The accommodation includes a living room with log burning stove, separate dining room, fitted kitchen with a range of integrated appliances (as stated), ground floor bathroom and two bedrooms. The rear garden is mainly laid out paving for ease of maintenance. Conveniently situated just off the village centre with its range of shops, green and duckpond, the property also enjoys convenient access to commuter links with the M1 (J12): 0.9 miles and Harlington mainline rail station: 2 miles (approx.)

GROUND FLOOR

ENTRANCE

Via wooden front entrance door to:

DINING ROOM

Dual aspect via windows to front and side. Radiator. Quarry tiled floor. Staircase to first floor landing. Feature exposed brick wall with beamwork. Exposed ceiling beams. Feature fireplace recess. Open access to:

LIVING ROOM

Window to side aspect with wooden shutters. Feature fireplace housing log burning stove. Radiator. Quarry tiled floor. Feature exposed brick wall with beamwork. Exposed ceiling beams. Door to:

KITCHEN

Window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in double oven and gas hob. Integrated fridge/freezer and washing machine. Radiator. Open access to:

REAR LOBBY

Doors to rear aspect and to:

BATHROOM

Opaque glazed window to side aspect. Three piece suite comprising: Panelled bath with mixer tap/shower attachment and wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Extractor. Heated towel rail.

FIRST FLOOR

LANDING

Built-in cupboard. Doors to both bedrooms.

BEDROOM 1

Dual aspect via windows to side and rear with wooden shutters. Wall light point. Radiator. Exposed floorboards. Built-in double wardrobe.

BEDROOM 2

Window to front aspect. Radiator. Exposed floorboards. Built-in double wardrobe.



OUTSIDE

REAR GARDEN

40' x 10' (12.19m x 3.05m) approx. Immediately to the rear of the property is a paved patio area with step up to the remainder of the garden which is mainly laid to block paving. Various plants and shrubs. Plastic storage shed. Part enclosed by fencing with gated side access.

Current Council Tax Band: C.

AGENTS NOTE

Please note, as is common with homes of this age and style, there is no parking assigned to the property.

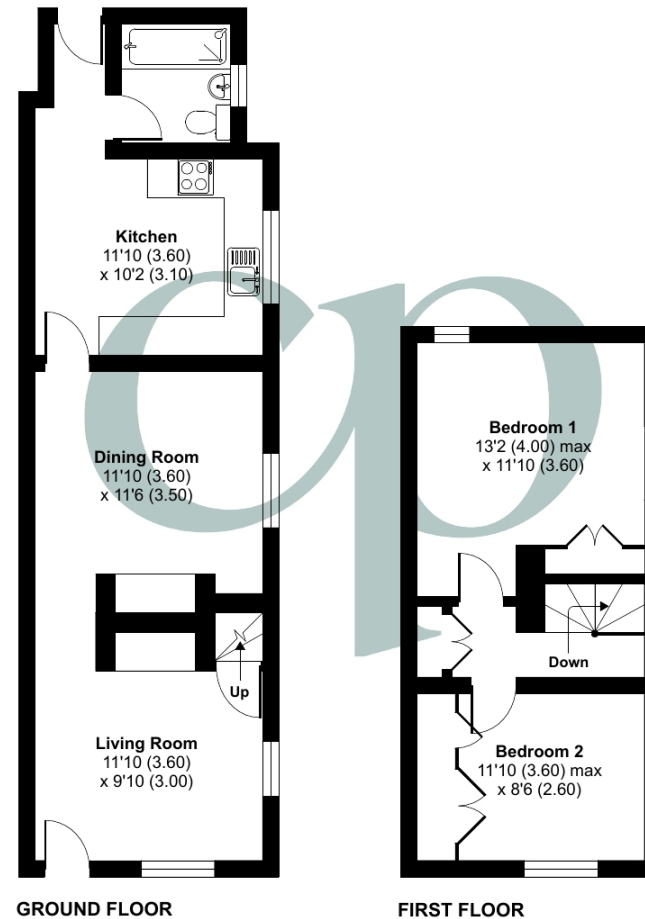
Required damp treatment works have been identified which is reflected in the asking price - Report available upon request.





Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Country Properties. REF: 1202345

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Viewing by appointment only

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

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