



# Shelton Avenue

Toddington,  
Bedfordshire, LU5 6EL  
£270,000

country  
properties

This chain-free end of terrace home is pleasantly situated on the village outskirts. The accommodation includes a fitted kitchen complete with a built-in oven, hob and extractor fan, along with an integrated fridge/freezer. Situated to the rear of the property, the living/dining room features a patio door that leads directly to the enclosed garden – the perfect spot for enjoying the south-easterly aspect. Upstairs, you'll find two bedrooms along with a bathroom, and residents' parking is available within the cul-de-sac. This vibrant village offers a range of amenities, whilst handy commuter links are available via M1 (J12): 2 miles, the A5/M1 link road: 1.4 miles and Harlington's mainline rail station: 2.9 miles. EPC: E.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect insert and canopy porch over. Stairs to first floor landing. Built-in storage cupboard. Wood effect flooring. Open access to living/dining room and to:

### KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in double oven and ceramic hob with extractor over. Integrated fridge/freezer. Space for washing machine and slimline dishwasher. Wall mounted extractor fan. Tile effect flooring.

### LIVING/DINING ROOM

Double glazed sliding patio door to rear aspect. Wood effect flooring. Wall mounted electric heater. Built-in under stairs storage cupboard.

## FIRST FLOOR

### LANDING

Doors to both bedrooms and bathroom.

### BEDROOM 1

Double glazed window to rear aspect. Wall mounted electric heater. Recessed spot lighting to ceiling. Hatch to loft.

### BEDROOM 2

Double glazed window to front aspect. Wall mounted electric heater. Built-in airing cupboard, plus storage cupboard.

### BATHROOM

Three piece suite comprising: Bath with electric shower over, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Extractor. Tile effect flooring.

### OUTSIDE

### FRONT GARDEN

Laid to gravel. Pathway leading to front entrance door. Useful store.



## REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a paved patio area leading to lawn. Timber garden shed. Enclosed by timber fencing with gated side access.

## RESIDENTS PARKING

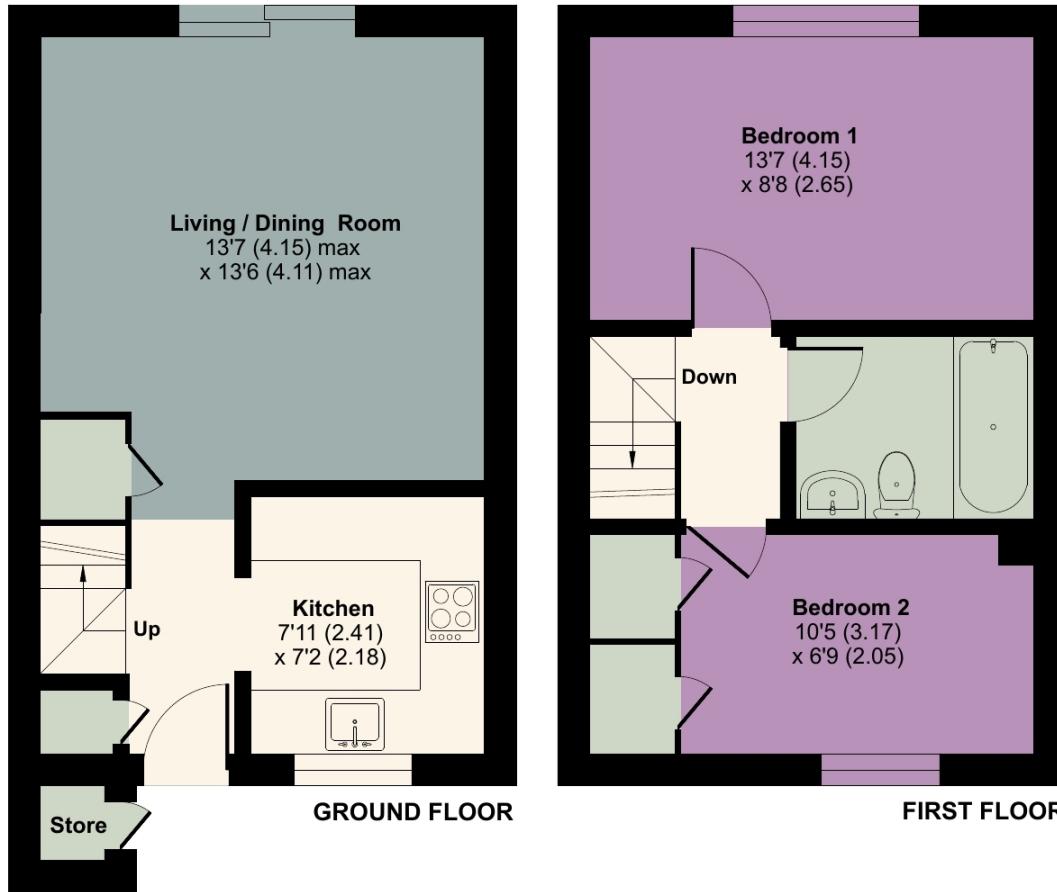
Residents parking bays.

Council Tax Band: C.

## AGENTS NOTE

The property is currently Shared Ownership/Leasehold but is being sold as 100% outright ownership. Therefore the Title will change to Freehold upon purchase.



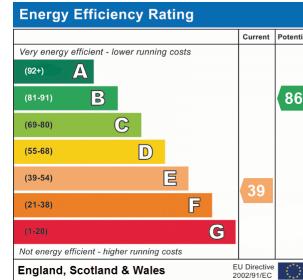


Approximate Area = 600 sq ft / 55.7 sq m

Store = 5 sq ft / 0.4 sq m

Total = 605 sq ft / 56.1 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). ©nchecom 2026. Produced for Country Properties. REF: 1415958

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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