



Elm Grove

Toddington,
Bedfordshire, LU5 6BJ
£650,000

country
properties

Tucked away within a desirable cul-de-sac, this chain-free detached family home offers approx. 1,946 sq.ft of accommodation (inc. garage).

There are three separate receptions including an 18ft living room with feature fireplace, dining room with French doors to rear, and study. The fitted kitchen/breakfast room has space for informal dining, and there is a useful utility plus cloakroom/WC. There are four well-proportioned bedrooms to the first floor, the principal with a range of fitted wardrobes to one wall and en-suite shower room, plus a family bathroom. The established rear garden enjoys a south-easterly aspect and off road parking is provided in addition to a double garage with electric door.

EPC Rating: D.

- NO UPPER CHAIN
- Three receptions including living room, dining room & study
- Fitted kitchen/breakfast room
- Utility room plus cloakroom/WC
- Four good-sized bedrooms (principal with en-suite)
- First floor family bathroom
- Rear garden with south-easterly aspect
- Double garage with electric door



LOCATION

The village of Toddington has a parade of shops, pretty duck pond, public houses and historic Church. Bedfordshire operates the three tier schooling system with St Georges Lower and Parkfields Middle both within the village, a bus service is provided to Harlington Upper School. Commuters links are available via the M1: J12 within 1.9 miles and Harlington mainline rail station (with a direct service to St Pancras International): 2.7 miles (approx.)

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts. Opaque double glazed window to front aspect. Radiator. Stairs to first floor landing with built-in cupboard beneath (housing gas fired boiler). Doors to living room, kitchen/breakfast room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC and pedestal wash hand basin with mixer tap. Radiator.

LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace surround. Two radiators. Multi pane opaque glazed sliding doors to:

DINING ROOM

Double glazed French doors to rear aspect with matching sidelights. Radiator. Door to:

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed windows to side and rear. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap, and gas hob with extractor over. Tiled splashbacks. Built-in double electric oven. Space for dishwasher and fridge/freezer. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Open access to:

INNER LOBBY

Door with opaque double glazed inserts to front aspect. Door to double garage. Open access to:

UTILITY ROOM

Double glazed window to side aspect. Door with opaque double glazed inserts to rear aspect. Base units with work surface area incorporating sink and drainer. Space for washing machine and tumble dryer. Radiator. Door to:

STUDY

Double glazed window to rear aspect. Radiator.



FIRST FLOOR

LANDING

Opaque double glazed window to side aspect on half-landing. Hatch to loft. Built-in airing cupboard. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. A range of fitted wardrobes to one wall. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Fitted wardrobe.

BEDROOM 3

Double glazed window to rear aspect. Radiator.

BEDROOM 4

Two double glazed windows to front aspect. Radiator. Fitted wardrobe.



FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: P-shaped bath with mixer tap, wall mounted shower over and curved shower screen, WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Radiator.

OUTSIDE

REAR GARDEN

South-easterly aspect. Immediately to the rear of the property is a paved patio seating area with timber pergola over. Remainder mainly laid to lawn with tree and shrub borders. Greenhouse. Garden pond. Gated side access.

DOUBLE GARAGE

Electric up and over door. Door to inner lobby. Part opaque glazed door to rear aspect. Workbench.

OFF ROAD PARKING

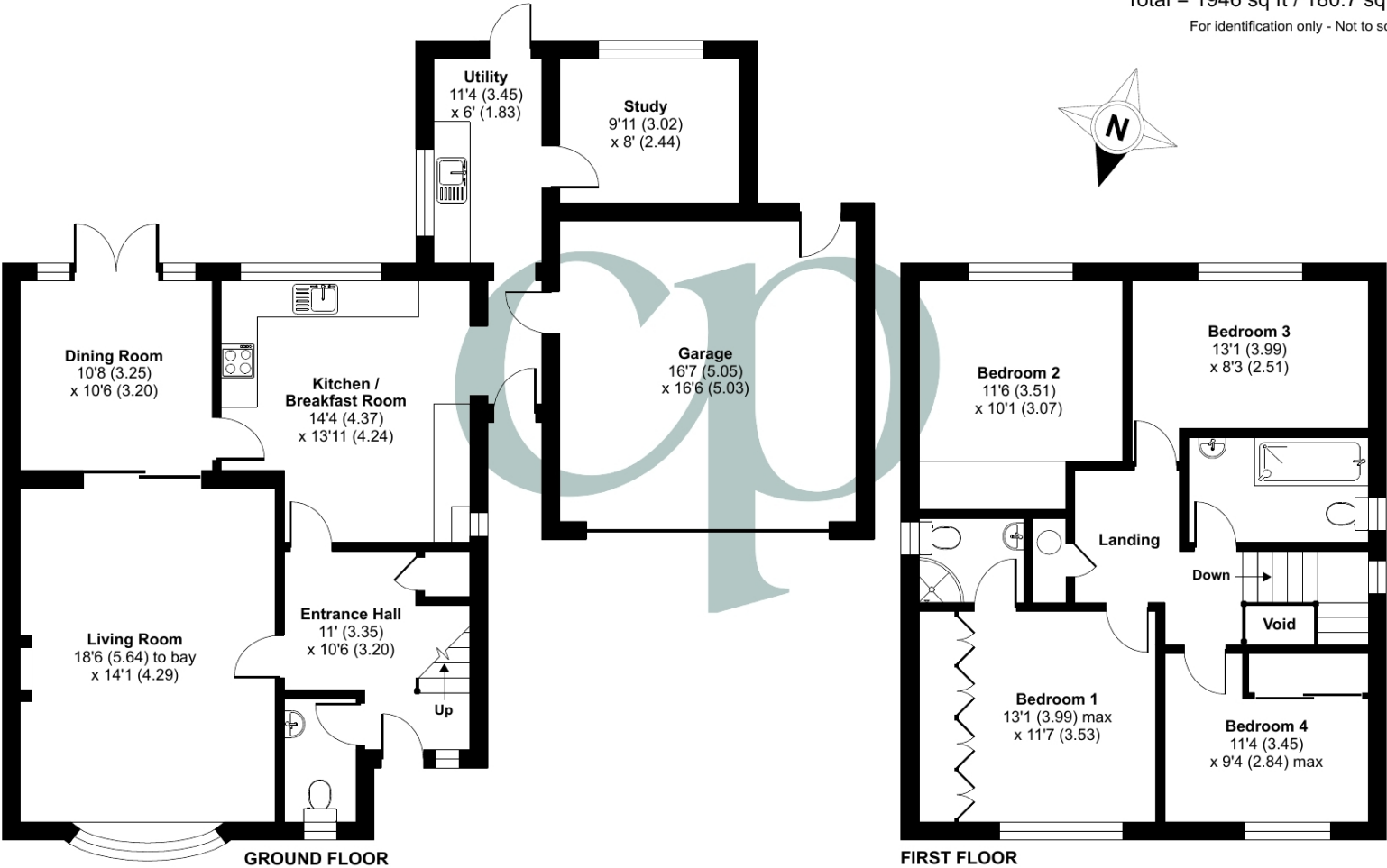
Gravelled frontage providing off road parking. Shrub borders.

Current Council Tax Band: F.

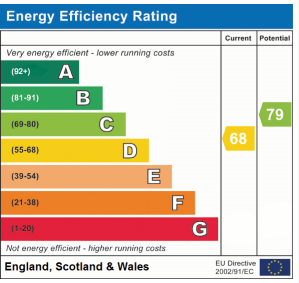




Approximate Area = 1671 sq ft / 155.2 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 1946 sq ft / 180.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1251826



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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