



Cheney Close

Toddington,
Bedfordshire, LU5 6BE
Guide Price £500,000

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properties

This extended semi detached home offers a generous 1,586 sq.ft of accommodation (approx. inc. garage) with annexe potential (subject to necessary consent). Having the benefit of solar panels (owned outright), the property features a dual aspect dining/family room which is open plan to the modern fitted kitchen and 19ft (max) living room with French doors to rear (linking to a shower room and the garage via a utility lobby, this area offers scope to create an annexe) plus double bedroom. There are three further bedrooms on the first floor, along with a family bathroom. The mainly lawned rear garden measures 78ft x 43ft at its widest points and parking is provided via the block paved frontage. This traditional village offers a range of amenities including a parade of High Street shops plus Lower and Middle Schools, with an adjacent footpath leading directly to Parkfields and St George's. Commuters are also well served via M1 (J12): 1.1 miles and Harlington's mainline rail station: 2.5 miles, which provides a fast and frequent service to St Pancras International in as little as 45 mins. EPC Rating: C.

- Annexe potential (subject to necessary consent)
- 19'4" (max) dual aspect living room
- Ground floor bedroom/optional further reception
- Modern fitted kitchen open plan to dual aspect dining/family room
- Ground floor shower room plus first floor bathroom
- Three first floor bedrooms
- Generous private rear garden: 78' x 43' (max), mainly laid to lawn with patio areas & mature shrubs
- Garage & block paved driveway



GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed leaded light effect inserts and opaque double glazed sidelights. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Floor tiling. Door to bedroom 4. Part opaque glazed door to:

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with under lighting and work surface areas incorporating stainless steel sink and drainer with mixer tap, and four ring gas hob with stainless steel splashback and extractor over. Tiled splashbacks. Built-in electric double oven. Integrated dishwasher. Space for refrigerator and freezer. Recessed spotlighting to ceiling. Feature vertical radiator. Floor tiling. Built-in under stairs storage cupboard. Part glazed door to living room. Open access to:

DINING/FAMILY ROOM

Dual aspect via double glazed window to rear and double glazed French doors and window to side. Radiator. Recessed spotlighting to ceiling. Wood effect flooring.

BEDROOM 4

Double glazed window to front aspect. Living flame effect gas fire. Radiator. Wood effect flooring.

LIVING ROOM

Dual aspect via double glazed window to front and double glazed French doors to rear with matching sidelights. Two radiators. Recessed spotlighting to ceiling. Door to:

REAR LOBBY/UTILITY AREA

Wall mounted storage cupboard. Space and plumbing for washing machine. Radiator. Floor tiling. Double glazed door to rear garden. Doors to garage and to:

SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Double shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Tiled splashbacks. Radiator. Recessed spotlighting to ceiling. Extractor.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Radiator. Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed window to front aspect.
Radiator.

BEDROOM 2

Double glazed window to rear aspect.
Radiator. Built-in cupboard housing gas
fired boiler.

BEDROOM 3

Dual aspect via double glazed windows to
front and side. Radiator. Built-in over stairs
storage cupboard.

FAMILY BATHROOM

Dual aspect via opaque double glazed
windows to side and rear. Three piece suite
comprising: L-shaped bath with mixer tap
and wall mounted shower over, close
coupled WC and wash hand basin with
mixer tap and storage cabinet beneath.
Wall tiling. Heated towel rail.

OUTSIDE

REAR GARDEN

78' x 43' (23.77m x 13.11m) at widest points.
Mainly laid to lawn with patio seating
areas. A variety of mature trees and
shrubs. Outside water tap. Enclosed by
fencing.



GARAGE

Up and over door. Power and light. Eaves storage. Door to rear lobby/utility area.

OFF ROAD PARKING

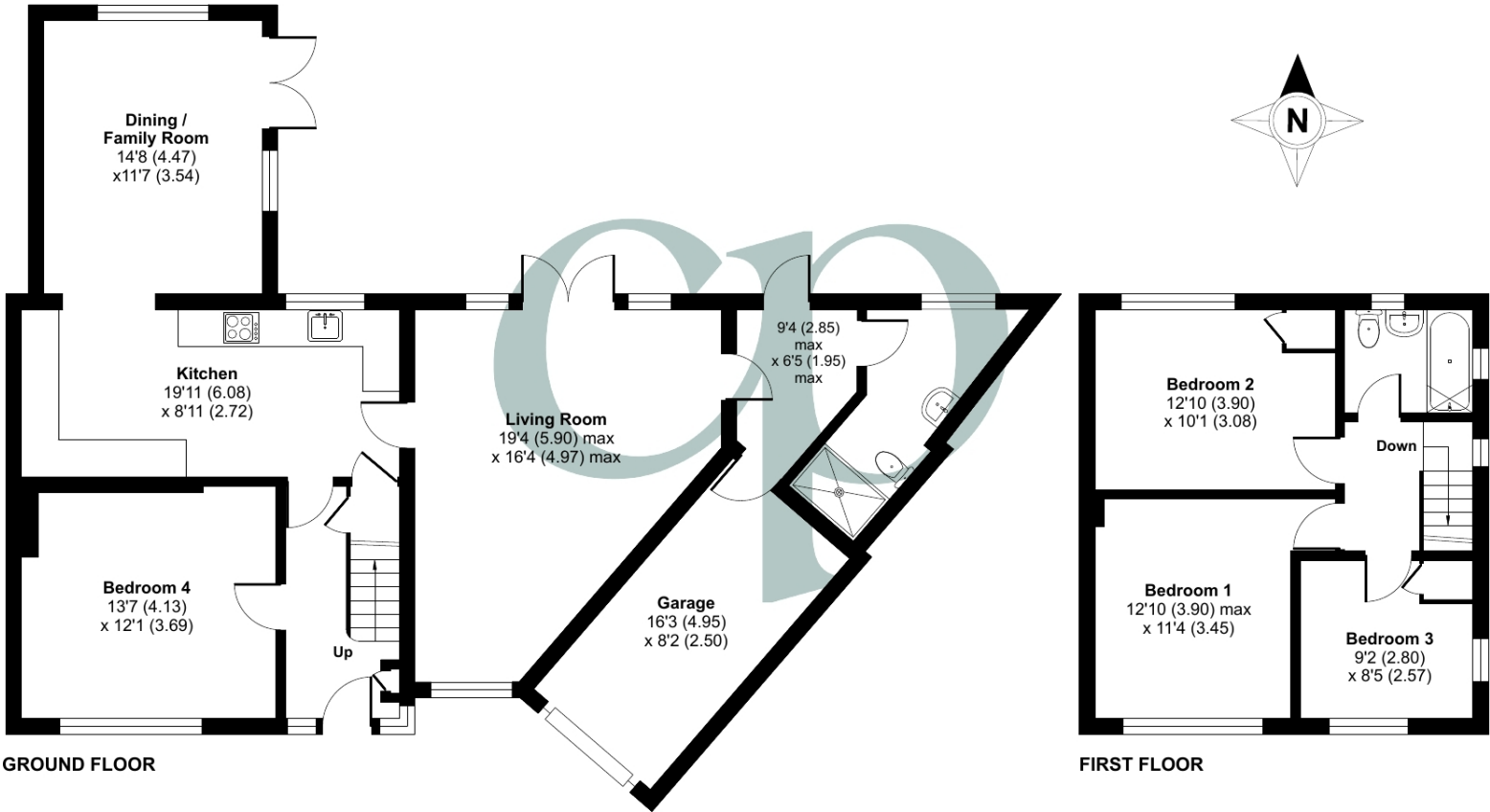
Frontage laid to block paving to provide off road parking. Outside light. Shrub border. Part enclosed by brick walling.

Current Council Tax Band: D(i).

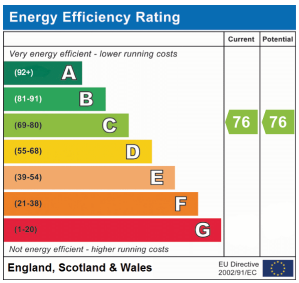




Approximate Area = 1328 sq ft / 123.3 sq m
Garage = 258 sq ft / 23.9 sq m
Total = 1586 sq ft / 147.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Country Properties. REF: 1334749



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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