



High Street
Toddington,
Bedfordshire, LU5 6BX
£475,000

country
properties

Bursting with character including three attractive fireplaces, this beautifully presented double-fronted home features a wonderful, established rear garden extending to approx. 95ft in length. Boasting three double bedrooms and three receptions areas (including a cosy living room, dining room which is open plan to the dual aspect kitchen, and separate study which provides the perfect retreat for those working from home), the property also features a ground floor shower room incorporating utility area and spacious first floor bathroom with four piece suite. In addition there is a useful cellar. EPC Rating: D.

- Character features including cast iron fireplaces & exposed floorboards
- Three double bedrooms
- Fitted kitchen open to dining room
- First floor family bathroom
- Mature, established garden extending to 95ft (approx.) in length
- Cosy living room
- Ground floor shower room/utility
- Useful cellar



LOCATION

Positioned on the village High Street, the property is conveniently situated for access to the 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 are well served via the M1: J12 within 1.2 miles, the recently opened A5-M1 link road: 1.8 miles and Harlington mainline rail station (with a direct service to St Pancras International): 2.3 miles (approx.)

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque glazed inserts. Stairs to first floor landing. Radiator. Tiled floor. Dado rail. Doors to dining room, shower room/utility and to:

STUDY

Double glazed window to front aspect. Exposed floorboards.

DINING ROOM

Feature cast iron fireplace. Wood effect flooring. Part panelled walls. Radiator. Part glazed panelled doors to living room and inner lobby. Open access to:

KITCHEN

Dual aspect via double glazed windows to side and rear. A range of base and wall mounted units with butchers block style work surface areas incorporating butler style sink with mixer tap. Space for upright fridge/freezer and cooker (with extractor above). Wall and floor tiling.

LIVING ROOM

Double glazed window to front aspect. Feature fireplace housing living flame effect gas fire with arched niches to either side (one housing built-in cupboard). Radiator. Picture rail. Wood effect flooring. Television point. Hatch to cellar. Part glazed panelled door to dining room.

SHOWER ROOM/UTILITY

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with high level cistern and wash hand basin with mixer tap, set on storage cupboard. Work surface area with space for washing machine and tumble dryer beneath. Storage unit. Part exposed floorboards/part tiled floor. Part wood panelled walls. Recessed spotlighting to ceiling.

INNER LOBBY

Wood effect flooring. Part glazed panelled doors to rear garden and to stairs down to cellar.



SIDE PASSAGE

Wall mounted gas fired boiler. Light. Doors to front and to rear garden.

LOWER GROUND FLOOR

CELLAR

Power and light.

FIRST FLOOR

LANDING

Feature arched double glazed window to rear aspect. Exposed beams. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Built-in wardrobe. Exposed floorboards.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Exposed floorboards. Hatch to loft.

BEDROOM 3

Double glazed window to front aspect. Feature fireplace with cast iron insert and mantelpiece surround. Radiator. Part panelled walls. Built-in storage cupboard.



FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath, WC with high level cistern and pedestal wash hand basin. Wall tiling. Part panelled walls. Radiator. Built-in airing cupboard housing water tank. Recessed spotlighting to ceiling. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Various shrubs. Door to side passage leading to rear garden. Part enclosed by walling with gated access.

LANDSCAPED REAR GARDEN

Extending to approx. 95ft (28.96m) in length. A paved pathway leads from the rear of the property through deep shrub borders to the lawned garden. Additional paved seating areas and a variety of mature trees and shrubs. Large shed with power. Further storage shed. Greenhouse. Outside light and cold water tap. Right of way access.

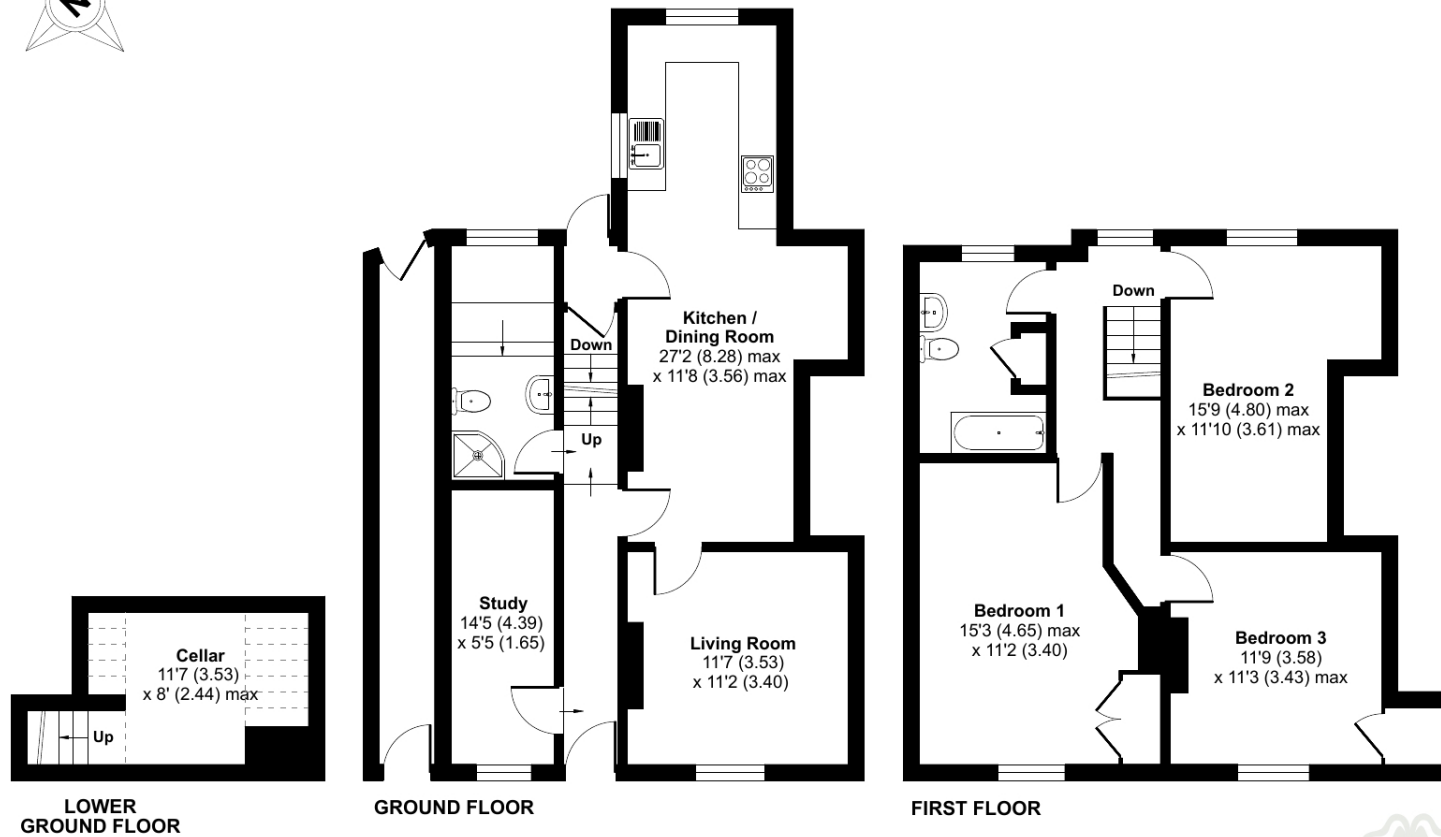
Current Council Tax Band: D.



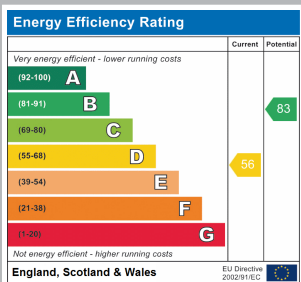




Approximate Area = 1321 sq ft / 122.7 sq m
Limited Use Area(s) = 45 sq ft / 4.2 sq m
Limited Use Area(s) = 1366 sq ft / 126.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 804195



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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