



Chapel Close

Toddington,
Bedfordshire, LU5 6AZ
£425,000

country
properties

This chain-free semi detached chalet style bungalow is pleasantly situated within a village cul-de-sac. The versatile accommodation includes an open plan living/dining room with walk-in bay enhancing the space and light, whilst an 18ft dual aspect kitchen/breakfast room provides ample space for meal preparation and casual dining. There are two well-proportioned bedrooms on the ground floor, plus a third bedroom to the second floor - giving versatile options for family members, guests, or even a home office. Adding to the practical layout is a ground floor bathroom and a second floor en-suite shower room. One of the standout features of this lovely home is the generous rear garden, an excellent canvas for gardening enthusiasts, whilst ample parking is provided via the block paved driveway and garage. EPC: D.

GROUND FLOOR

ENTRANCE HALL

Accessed via part opaque double glazed entrance door. Floor tiling. Radiator. Built-in storage cupboard. Doors to bedroom 2, kitchen/breakfast room, bathroom and to:

LIVING ROOM

Double glazed window to front aspect. Radiator. Open access to:

DINING AREA

Walk-in bay with double glazed windows to front aspect. Radiator. Door to:

INNER LOBBY

Stairs to second floor.

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed window to side and double glazed sliding patio door to rear. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer, and ceramic hob with extractor over. Tiled splashbacks. Built-in electric oven. Space for fridge/freezer and washing machine. Radiator. Recessed spotlighting to ceiling. Floor tiling. Door to:

BEDROOM 1

Double glazed window to rear aspect. Fitted wardrobe and drawer units. Radiator.

BEDROOM 2

A range of built-in wardrobes. Radiator.

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Floor and wall tiling. Radiator. Extractor.

FIRST FLOOR

BEDROOM 3

Double glazed windows to side and rear aspects. Built-in storage cupboard. Access to roof space. Radiator. Open access to:

EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Floor and wall tiling.



OUTSIDE

REAR GARDEN

Mainly laid to lawn. Paved patio area. Garden shed. Enclosed by fencing with gated side access.

GARAGE

Pre-fabricated garage with pitched, tiled roof. Roller door. Power and light. Window and courtesy door to side aspect, leading to rear garden.

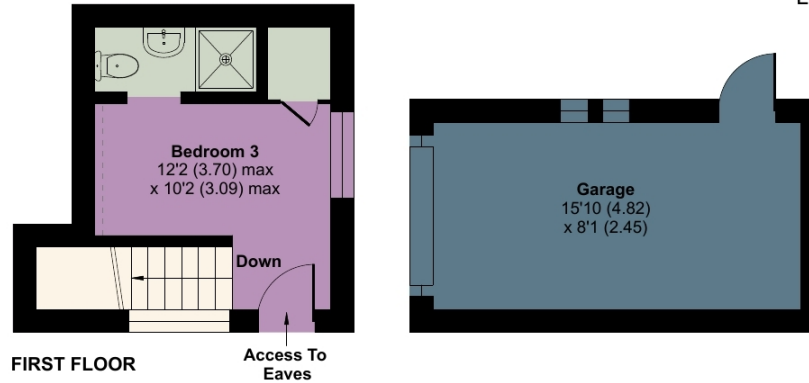
OFF ROAD PARKING

Block paved driveway providing off road parking for multiple vehicles.

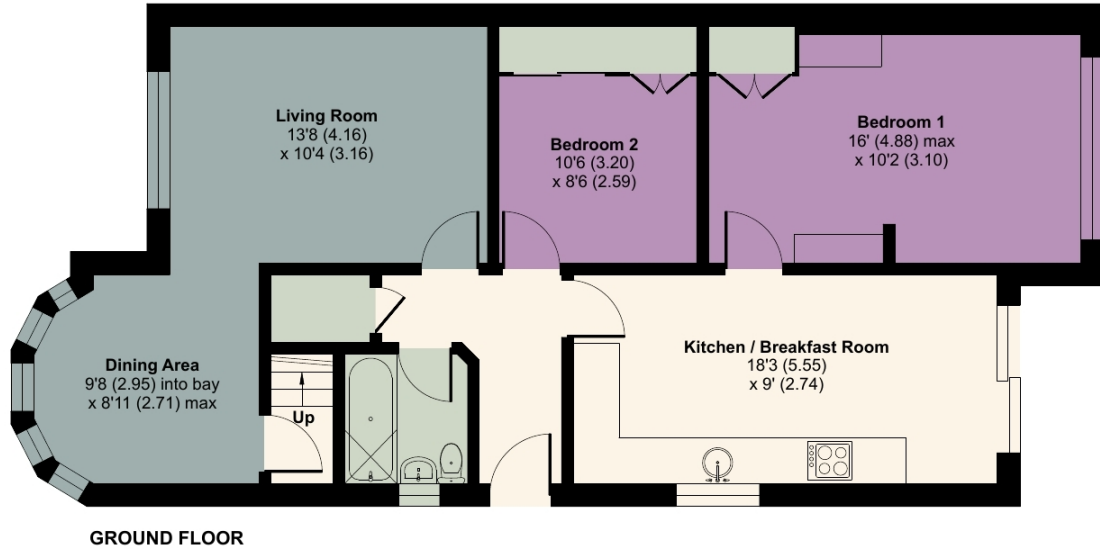
Council Tax Band: C.



Approximate Area = 909 sq ft / 84.4 sq m
 Limited Use Area(s) = 2 sq ft / 0.1 sq m
 Garage = 127 sq ft / 11.7 sq m
 Total = 1038 sq ft / 96.2 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	74
		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Country Properties. REF: 1405363



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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