



83-85, Leighton Road

Toddington,  
Bedfordshire, LU5 6AR  
**£925,000**

country  
properties



**LOCATION:** This pair of semi detached character homes are set within a desirable non-estate location. The village of Toddington has a parade of shops, pretty duck pond, traditional green, 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 1.2 miles and Harlington mainline rail station (with a direct service to St Pancras International): 2.6 miles (approx.)

## PAIR OF SEMI DETACHED CHARACTER HOMES

A unique opportunity to purchase a pair of adjoining semi-detached character homes, located on the outskirts of this popular village, and offering potential to reconfigure and extend (planning permission was granted and partly implemented for no.85). The properties are set on a generous plot including ample off road parking and a versatile garden office creating a great space for those working from home (or gym/studio perhaps?) The first cottage includes separate receptions, triple aspect kitchen, cloakroom/WC, three bedrooms and first floor bathroom, whilst the second offers a living room, fitted kitchen/breakfast room with French doors to garden, cloakroom/WC, three bedrooms (two of which are currently merged to create one larger space, but could be reinstated via a stud partition wall), and first floor bathroom with roll top bath.

## AGENTS NOTE

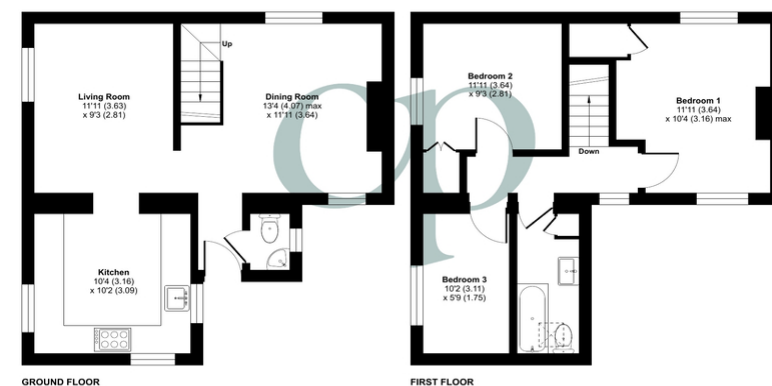
Please refer to individual property brochures for further information. Please note that the two properties are registered on separate Titles.

Planning Permission was granted and partly implemented for single storey rear and two storey front extension plus alterations on no.85 (SB/TP/2003/0256).

Current Council Tax: D (each property).  
EPC Rating: E (each property).



Approximate Area = 820 sq ft / 76.1 sq m  
For identification only - Not to scale



Approximate Area = 933 sq ft / 86.6 sq m  
Outbuilding = 152 sq ft / 14.1 sq m  
Total = 1085 sq ft / 100.7 sq m  
For identification only - Not to scale

