



# Randall Drive

Toddington,  
Bedfordshire, LU5 6FE

Offers Over **£485,000**

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properties

Set within a village cul-de-sac, this modern detached home benefits from a rear extension and garage conversion to further enhance the living accommodation. The generous reception space includes an 18ft living room with open access to 17ft dining room having French doors to the enclosed rear garden, whilst the former garage now provides a fourth bedroom or optional family room/study as required. The fitted kitchen includes a range of integrated appliances and there is a guest cloakroom/WC. There are three well-proportioned bedrooms on the first floor (the principal with en-suite shower room) plus a family bathroom. Parking is provided via the driveway to front. Handy for road links, M1 (J12) and the recently opened A5-M1 link road are each within 1.6 miles, whilst Harlington mainline rail station is within 2.7 miles. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via part opaque double glazed leaded light effect entrance door. Wood effect flooring. Stairs to first floor landing. Radiator. Doors to kitchen, living room, bedroom 4/family room and to:

### CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and wash hand basin with tiled splashback. Radiator. Wood effect flooring.

### KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating butler style sink with mixer tap. Space for range style oven with extractor above. Integrated dishwasher, washer/dryer, refrigerator and freezer. Cupboard housing gas fired boiler. Radiator. Recessed spotlighting to ceiling. Wood effect flooring.

### LIVING ROOM

Radiator. Wood effect flooring. Open access to:

### DINING ROOM

Double glazed window and French doors to rear aspect. Radiator. Wood effect flooring.

### BEDROOM 4/FAMILY ROOM

Double glazed window to front aspect. Radiator.

## FIRST FLOOR

### LANDING

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

### BEDROOM 1

Double glazed window to rear aspect. Radiator. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with tiled splashback. Heated towel rail. Recessed spotlighting to ceiling.



## BEDROOM 2

Double glazed window to front aspect.  
Radiator.

## BEDROOM 3

Double glazed window to front aspect.  
Radiator.

## FAMILY BATHROOM

Opaque double glazed window to side aspect.  
Three piece suite comprising: Bath with mixer tap, close coupled WC and pedestal wash hand basin. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling. Extractor.

## OUTSIDE

### FRONT GARDEN

Pathway leading to front entrance door. Part laid to stone chippings. Mature tree. Gated access to rear garden.

### REAR GARDEN

Mainly laid to lawn. Various plants and shrubs. Garden shed. Enclosed by fencing with gated access to front.

### OFF ROAD PARKING

Driveway providing off road parking.

Current Council Tax Band: E.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement. Details of the solicitor/conveyancer acting for you in your purchase.

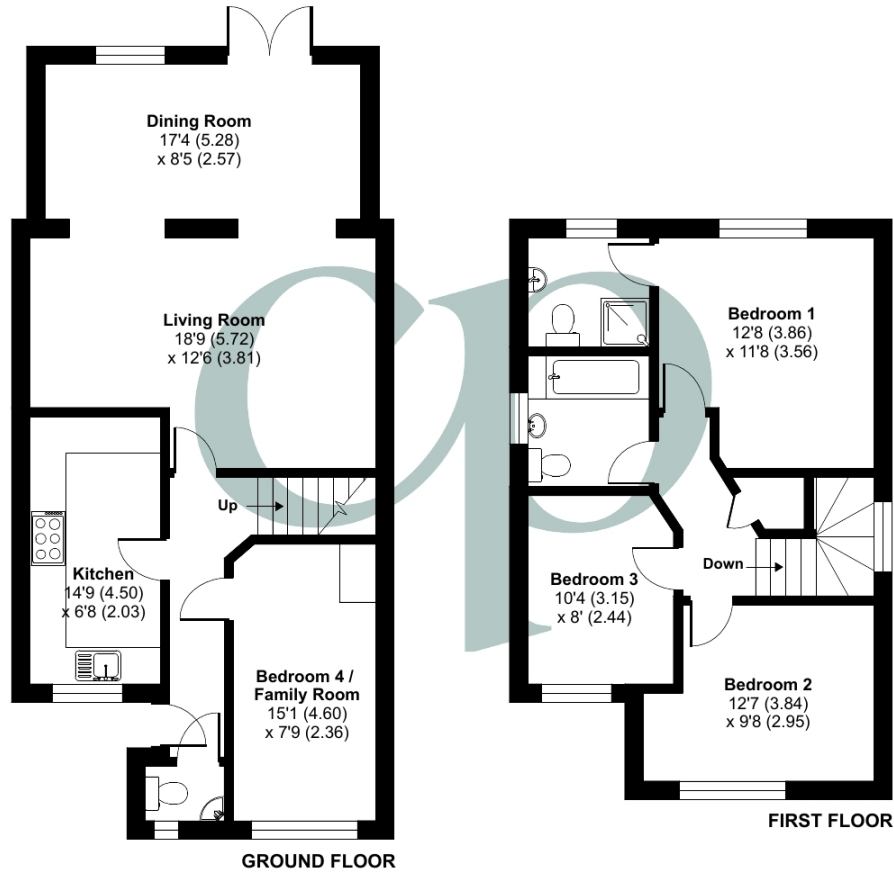
A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



Approximate Area = 1253 sq ft / 116.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1094886

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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