



Bradford Road

Toddington,
Bedfordshire, LU5 6EQ
Offers Over £500,000

country
properties

Extended to provide approx. 1530 sq.ft of accommodation, this lovely family home features a large rear garden extending to approx. 86ft in length and ample off road parking. With contemporary styling, the well presented accommodation includes a generous 20ft dual aspect kitchen/dining room with a range of integrated appliances (as stated) and bi-fold doors to rear. There is a dual aspect living room with vaulted ceiling, separate study/optional fourth bedroom (also featuring bi-fold doors to rear) and useful utility. There is a modern shower room on each floor whilst the first floor also boasts three double bedrooms (all with storage), the principal with en-suite featuring a contemporary free-standing bath plus seperate shower cubicle. EPC Rating: C.

- Extended family home
- Large rear garden: 86ft x 44ft max.
- 20ft kitchen/dining room with bi-fold doors to garden
- Living room with vaulted ceiling
- Separate study/optional fourth bedroom
- Shower rooms on both floors
- Three double bedrooms (principal with en-suite bathroom)
- Ample off road parking



LOCATION

Toddington offers a parade of High Street shops, traditional village green, pretty duck pond, doctors and dentists surgeries, 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 and recently opened A5-M1 link road (both within 1.8 miles), whilst Harlington mainline rail station (with a direct service to St Pancras International) is 2.7 miles.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and canopy porch over. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Floor tiling. Double glazed window to side aspect. Double glazed window to front aspect (on half landing). Doors to kitchen/dining room and to:

BEDROOM 4/STUDY

Double glazed bi-fold doors to rear aspect. Wood effect flooring. Radiator.

KITCHEN/DINING ROOM

Dual aspect via two double glazed windows to front and double glazed bi-fold doors to rear. A range of base and larder style units with work surface areas incorporating under mounted 1½ bowl sink with mixer tap, also providing instant boiling water. Two integrated fridge/freezers. Two built-in AEG ovens, microwave and plate warmer. Island unit with work surface area incorporating AEG induction hob with ceiling mounted extractor over, extending to create a breakfast bar with bench seating, plus additional storage. Recessed spotlighting to ceiling. Two electric plinth heaters. Wood effect flooring. Door to utility room. Double doors to:

LIVING ROOM

Triple aspect via double glazed window to side and double glazed window and French doors with matching sidelights to rear. Two double glazed skylights. Wood effect flooring with underfloor heating. Sliding door to:

UTILITY ROOM

Double glazed window and part opaque double glazed door to side aspect. A range of base and larder style units with space for washing machine and tumble dryer, and work surface areas incorporating sink with mixer tap. Wood effect flooring with underfloor heating. Recessed spotlighting to ceiling. Extractor. Door to:



SHOWER ROOM (1)

Opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit and rainfall style shower head, WC with concealed cistern and wash hand basin with mixer tap and drawer unit beneath. Recessed spotlighting to ceiling. Extractor. Heated towel rail. Tile effect flooring.

FIRST FLOOR

LANDING

Double glazed window to front aspect. Radiator. Built-in cupboard. Doors to all bedrooms and shower room.

BEDROOM 1

Dual aspect via double glazed windows to front and rear. Radiator. A range of fitted wardrobes and drawers with overhead storage units. Wood effect flooring. Hatch to loft. Sliding door to:

EN-SUITE BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Contemporary style free-standing bath with floor standing mixer tap/shower attachment, shower cubicle with wall mounted shower unit and rainfall style shower head, WC with concealed cistern and wash hand basin with mixer tap and drawer unit beneath. Recessed spotlighting to ceiling. Extractor. Floor tiling. Heated towel rail.



BEDROOM 2

Double glazed window to rear aspect. Radiator. A range of fitted wardrobes and drawers with overhead storage units. Wood effect flooring.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Built-in wardrobe. Wood effect flooring. Hatch to loft.

SHOWER ROOM (2)

Opaque double glazed window to front aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit and rainfall style shower head, WC with concealed cistern and wash hand basin with mixer tap and drawer unit beneath. Recessed spotlighting to ceiling. Extractor. Heated towel rail. Floor tiling.

OUTSIDE

REAR GARDEN

86' x 44' (26.21m x 13.41m) max. Mainly laid to lawn with various patio seating areas. Outside lighting and cold water tap. Enclosed by fencing and hedging. Large storage shed and playhouse.

OFF ROAD PARKING

Gravelled frontage providing off road parking for several vehicles. Various shrubs. Outside lighting. Part enclosed by hedging. Gated side access.

Current Council Tax Band: C(i).

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.

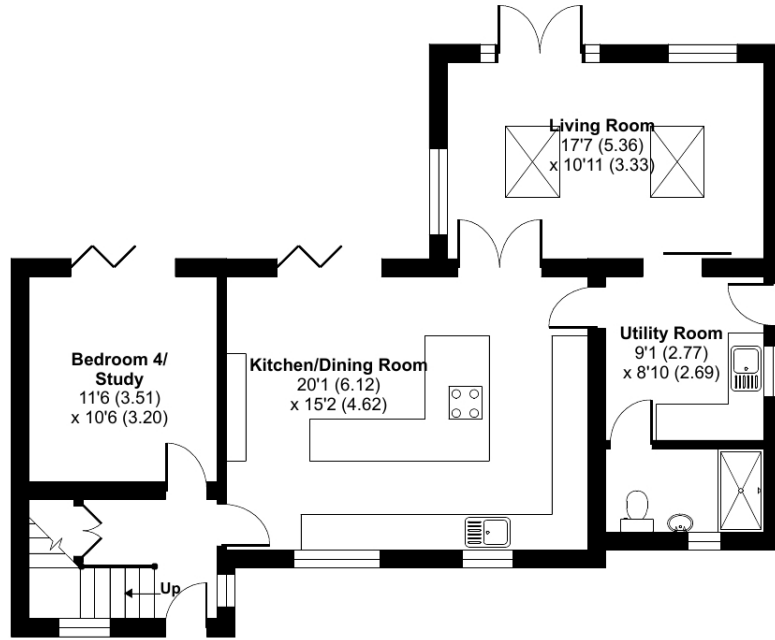
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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

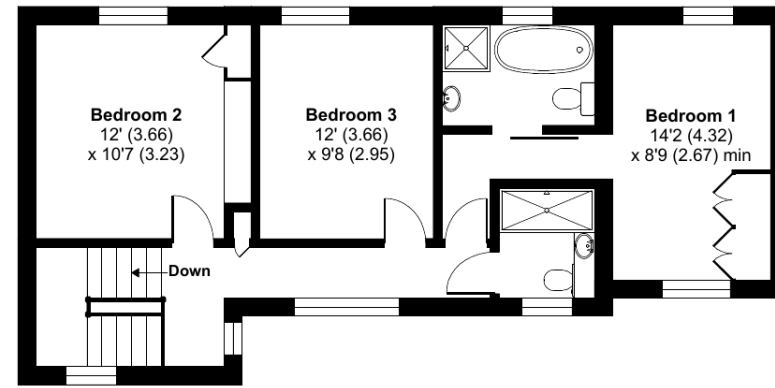




Approximate Area = 1530 sq ft / 142.1 sq m
 For identification only - Not to scale



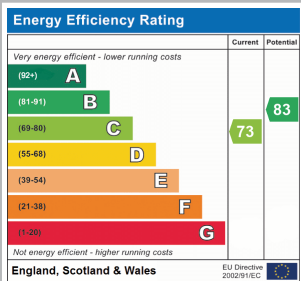
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 1068411



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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