Park Hill

Toddington,
Bedfordshire, LU5 6AW
Guide Price £500,000

COUNTRY PROPERTIES
PART OF HUNTERS

FOR SALE BY INFORMAL TENDER: Offered for sale with no upper chain, this detached family home offers potential to improve with accommodation including a reception hall, open plan living/dining room, kitchen, separate breakfast room and cloakroom/WC. There are four bedrooms to the first floor (the master with en-suite bathroom) plus a modern shower room. There is an enclosed garden to the rear and off road parking is provided via the driveway to front and double garage with electric door. Closing date: Monday 18th October 2021 at 12 Noon. EPC Rating: C.

GROUND FLOOR

ENTRANCE PORCH

Accessed via opaque glazed wooden front entrance door with opaque glazed sidelight. Double glazed window to side aspect. Radiator. Tiled floor. Multi pane glazed door to:

RECEPTION HALL

Double glazed window to side aspect. Two radiators. Stairs to first floor landing with built-in storage cupboard beneath. Doors to living/dining room, kitchen and to:

GUEST CLOAKROOM/WC

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

LIVING/DINING ROOM

Double glazed window and sliding patio door to rear aspect. Wall mounted gas fire. Two radiators. Television point.

KITCHEN

Double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer. Built-in oven and hob with extractor over. Space for fridge/freezer and washing machine. Opaque glazed personal door to garage. Open access to:

BREAKFAST ROOM

Double glazed window to front aspect. A range of base and wall mounted units with work surface area. Space for tumble dryer. Radiator.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and shower room.

BEDROOM 1

Double glazed window to front aspect. Radiator. A range of fitted furniture including wardrobes and drawers. Door to:

EN-SUITE BATHROOM

Opaque double glazed window to rear aspect. Four piece suite comprising: Bath with mixer tap and wall mounted shower unit over, close coupled WC, bidet and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Access to eaves storage.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in double wardrobe with sliding doors.

BEDROOM 3

Double glazed window to rear aspect. Radiator. Built-in triple wardrobe with sliding doors.

BEDROOM 4

Double glazed window to front aspect. Fitted wardrobe and overhead storage. Radiator. Exposed floorboards.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator.

OUTSIDE

REAR GARDEN

Paved patio areas. Lawn area. A variety of trees and shrubs. Summerhouse. Outside lighting and cold water tap. Enclosed by fencing and walling.

FRONT GARDEN

Lawn area. A variety of shrubs. Pathway leading to front entrance door. Outside light. Gated side access to rear garden.

GARAGE

Remote controlled electric up and over door. Double doors and double glazed window to rear aspect. Power and light. Wall mounted gas fired boiler. Personal door to kitchen.

OFF ROAD PARKING

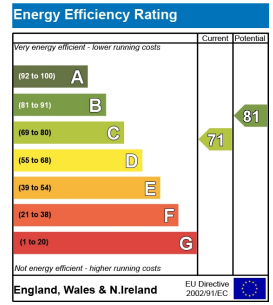
Hard standing driveway providing off road parking for two vehicles.

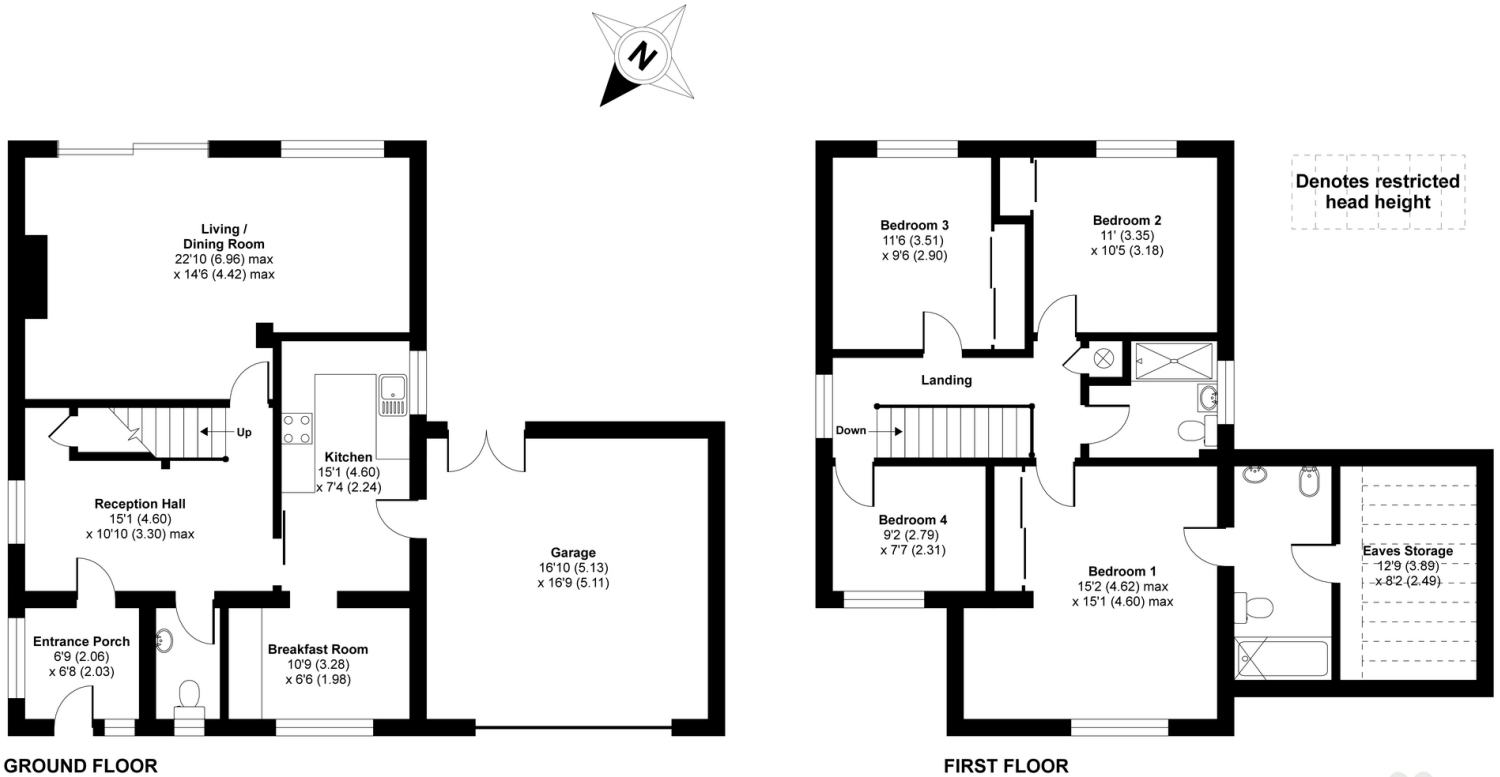
Current Council Tax Band: F.

AGENTS NOTE

This property is for sale by Informal Tender with a closing date of Monday 18th October 2021 at 12 Noon. All offers must be received in writing at our office by this date (please request a Tender form for completion) and placed in a sealed envelope marked ' 3 Park Hill': Country Properties, 3 Russell Centre, Coniston Road, Flitwick, MK45 1QY.

Approximate Area = 1898 sq ft / 176.3 sq m (includes garage)
Limited Use Area(s) = 88 sq ft / 8.1 sq m
Total = 1986 sq ft / 184.4 sq m
For identification only - Not to scale





RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Country Properties. REF: 768564

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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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY
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www.country-properties.co.uk

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