



# 10, Monmouth Close

Toddington,  
Bedfordshire, LU5 6AQ  
Offers Over £375,000

COUNTRY PROPERTIES  
PART OF HUNTERS



With no upper chain, this semi detached home offers potential to improve and extend (subject to Planning) and is situated within a village cul-de-sac, enjoying views over fields to rear. The accommodation includes a living room, fitted kitchen/dining room, ground floor shower room, three bedrooms and first floor WC. There is a generous garden to the rear and off road parking is provided via the adjacent garage and driveway. Commuter links are available via M1 (J12): 1.2 miles, the recently opened A5-M1 link road: 2.4 miles and Harlington mainline rail station: 2.5 miles (approx.)

EPC Rating: D.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via opaque double glazed front entrance door. Opaque double glazed door and window to side aspect. Radiator. Stairs to first floor landing with built-in storage cupboard beneath. Doors to kitchen/dining room, shower room and to:

### LIVING ROOM

Double glazed window to front aspect. Fireplace with wall mounted electric fire. Radiator.

### KITCHEN/DINING ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Space and plumbing for washing machine. Space for refrigerator. Radiator. Wood effect flooring.

### SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with shower unit, WC and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Heated towel rail.

## FIRST FLOOR

### LANDING

Double glazed window to front aspect. Loft hatch. Doors to all bedrooms and WC.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Fitted wardrobes.

### BEDROOM 2

Double glazed window to rear aspect. Radiator.

### BEDROOM 3

Double glazed window to rear aspect. Radiator.

### WC

WC. Wall mounted gas fired boiler.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with shrub borders.

### REAR GARDEN

Paved area leading to lawn. Mature trees and shrubs. Greenhouse. Enclosed by brick walling and timber fencing with gated side access.



## GARAGE

Up and over door. Window to rear aspect.  
Personal door to side aspect. Power and light.

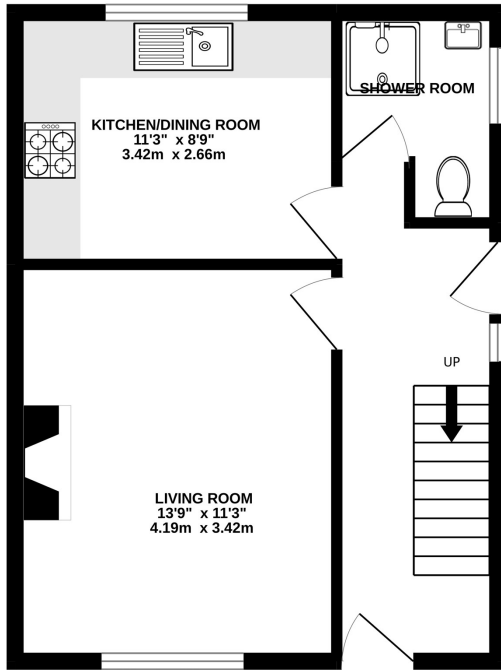
## OFF ROAD PARKING

Driveway providing off road parking and access  
to garage.

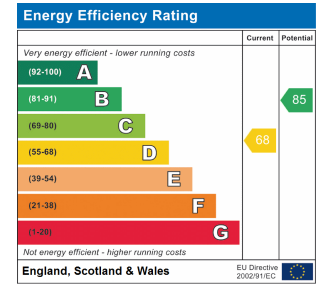
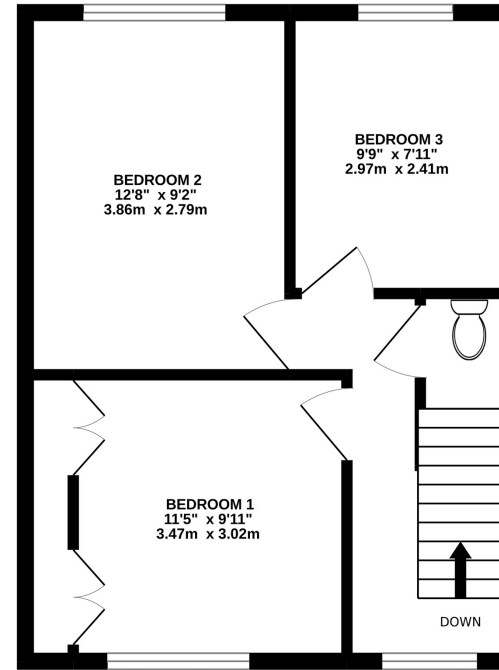
Current Council Tax Band: D(i).



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

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