



Leighton Road

Toddington,
Bedfordshire, LU5 6AR
£525,000

country
properties

Blending contemporary styling with character features, this attractive semi detached home is set on a generous plot including a versatile garden office/studio. Having potential for extension (planning permission was granted and partly implemented), the accommodation currently includes a wisteria adorned entrance porch with adjoining cloakroom/WC, and spacious entrance hall accessing the living room with log burning stove, fitted kitchen/breakfast room with a range of integrated appliances (as stated), and useful utility. There are three bedrooms to the first floor (two of which are currently incorporated into one larger room but could be separated back into two via a stud partition wall), along with a family bathroom with traditional style suite including roll top bath. French doors from the kitchen/breakfast room lead out to a part decked seating area with sizeable garden beyond including lawn and extensive gravelled areas, also allowing for plenty of parking. Commuter links are available by road and rail with M1 (J12): 1.2 miles and Harlington mainline rail station with a direct service to St Pancras International: 2.6 miles. EPC: E.

GROUND FLOOR

ENTRANCE PORCH

Accessed via stable style door with stained glass effect insert. Radiator. Engineered wood flooring. Wood panelled doors to entrance hall and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: Close coupled WC and feature wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail.

ENTRANCE HALL

Stairs to first floor landing. Exposed wall and ceiling beams. Engineered wood flooring. Radiator. Open access to kitchen/breakfast room. Wood panelled doors to utility room and to:

LIVING ROOM

Double glazed window and French doors to front aspect. Feature fireplace housing log burning stove. Exposed wall and ceiling beams. Engineered wood flooring.

KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed window to front and double glazed French doors to side with matching sidelights. A range of base and wall mounted units with butchers block style work surface areas incorporating butler sink with mixer tap, and ceramic hob with extractor over. Built-in double oven and slimline wine cooler. Integrated dishwasher and fridge/freezer. Breakfast bar. Exposed (painted) ceiling beams. Recessed spotlighting to ceiling. Floor tiling.

UTILITY ROOM

Two light tunnels. Space and plumbing for washing machine. Radiator. Extractor. Recessed spotlighting to ceiling. Door to side aspect.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. Double glazed window to front aspect (over stairway). Exposed floorboards and ceiling beams. Radiator. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to side aspect. Radiator. Exposed floorboards. Vaulted ceiling with exposed beams. Radiator. Built-in cupboard housing gas fired boiler.



BEDROOM 2

(The dividing wall between bedroom 2 and 3 has been partially removed to create one larger bedroom, but could be reinstated as two separate bedrooms via a stud partition wall). Double glazed window to front aspect. Radiator. Exposed floorboards. Hatch to loft. Open access to:

BEDROOM 3

Double glazed window to front aspect. Radiator. Exposed floorboards.

FAMILY BATHROOM

Opaque double glazed window to front aspect. Three piece traditional style suite comprising: Claw foot, roll top bath with mixer tap/shower attachment, WC with high level cistern and corner wash hand basin with storage beneath. Wall and floor tiling. Part panelled walls. Heated towel rail. Recessed spotlighting to ceiling.

OUTSIDE

GARDENS

The property is set on a generous plot including a front garden area which is part enclosed by fencing and laid to lawn with pathway leading to entrance door, and a variety of shrubs including an attractive wisteria. A gravel driveway (with right of way access) leads past the entrance to ample off road parking, with the garden area including a part decked seating area leading out via French doors from the kitchen/breakfast room, lawned and gravelled areas and a variety of shrubs.

OUTBUILDING/OFFICE

Double glazed French doors and windows. Power and light.

OFF ROAD PARKING

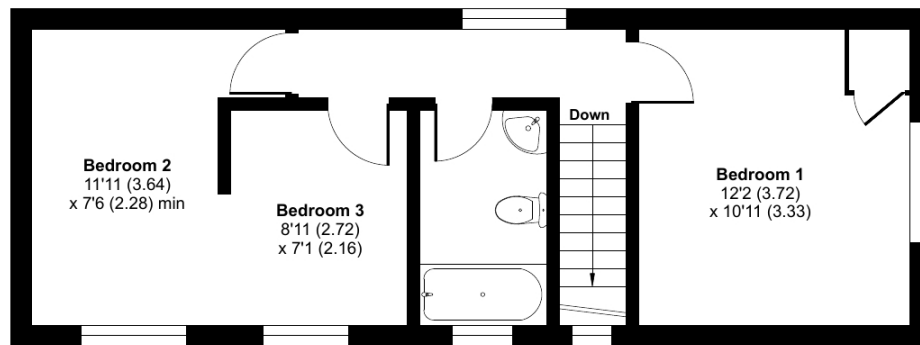
Gravelled driveway leading to off road parking. (Right of way access across driveway to parking space at rear for adjoining property).

AGENTS NOTE

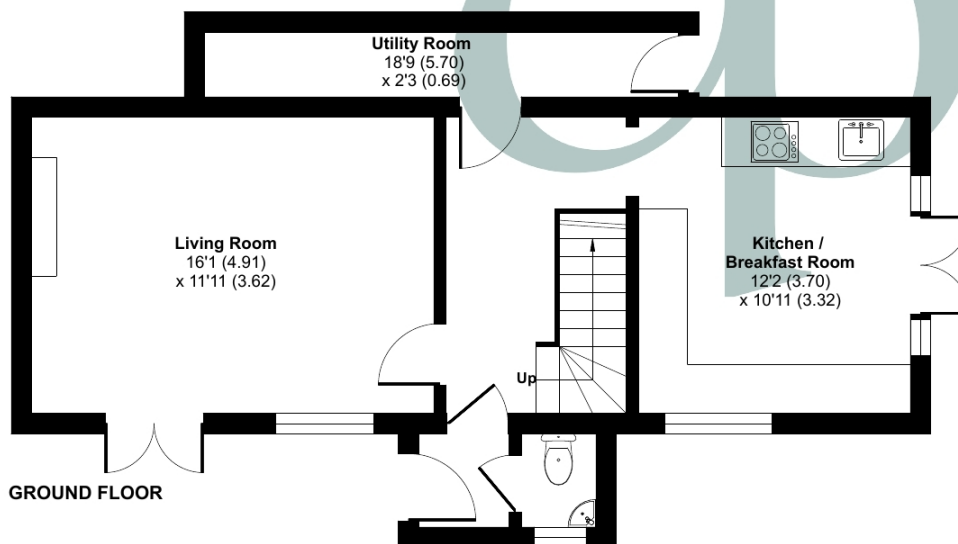
Planning Permission was granted and partly implemented for single storey rear and two storey front extension plus alterations (SB/TP/2003/0256).

Current Council Tax Band: D.





FIRST FLOOR



GROUND FLOOR

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	53
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Country Properties. REF: 1289958

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Viewing by appointment only

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