High Street

Toddington,
Bedfordshire, LU5 6BX
£350,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set within the heart of the village, minutes from the parade of shops, traditional green and duck pond (within 0.2 miles), this well presented end terrace home features an 18'7" (max.) living room with patio door to rear, fitted kitchen/dining room with a range of integrated appliances (as stated) and guest cloakroom/WC. There are three bedrooms to the first floor (the master with a range of fitted wardrobes) and a modern family bathroom. There is an attractive, part walled garden to the rear and the property also has the benefit of a garage in block. Handy for commuters, the property is within approx. 1.1 miles of M1 (J12), 1.9 miles of the recently opened A5-M1 link road and 2.3 miles of Harlington mainline rail station. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via composite entrance door with opaque glazed inserts. Coving to ceiling. Tiled floor. Glazed panelled door to living room. Door to:

GUEST CLOAKROOM/WC

Georgian style opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and tiled splashback. Radiator. Tiled floor. Coving to ceiling.

LIVING ROOM

Double glazed sliding patio door to rear aspect. Radiator. Coving to ceiling. Television point. Stairs to first floor landing. Part glazed panelled door to:

KITCHEN/DINING ROOM

Georgian style double glazed bow window to front aspect. Further Georgian style double glazed window to front aspect. A range of base and wall mounted units with underlighting and work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in double oven and five ring gas hob with extractor above. Integrated washing machine and fridge/freezer. Space and plumbing for dishwasher. Cupboard housing gas fired combination boiler. Coving to ceiling with recessed spotlighting. Radiator. Tiled floor.

FIRST FLOOR

LANDING

Coving to ceiling with hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Georgian style double glazed window to rear aspect. A range of fitted wardrobes to one wall with part mirrored sliding doors. Coving to ceiling. Radiator.

BEDROOM 2

Georgian style double glazed window to front aspect. Radiator. Coving to ceiling.

BEDROOM 3

Georgian style double glazed window to front aspect. Radiator. Coving to ceiling.

FAMILY BATHROOM

Georgian style opaque double glazed window to side aspect. Three piece suite comprising: P-shaped bath with mixer tap and wall mounted shower unit over, close coupled WC and wash hand basin with mixer tap, set on stand. Tiled splashbacks. Coving to ceiling with recessed spotlighting. Heated towel rail. Tiled floor.

OUTSIDE

FRONT GARDEN

Mainly laid to gravel. Block paved pathway and gated side access leading to entrance door.

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn with shrub borders. Timber decked seating area beyond with garden shed. Enclosed by fencing and walling.

GARAGE

Situated in block. Metal up and over door.

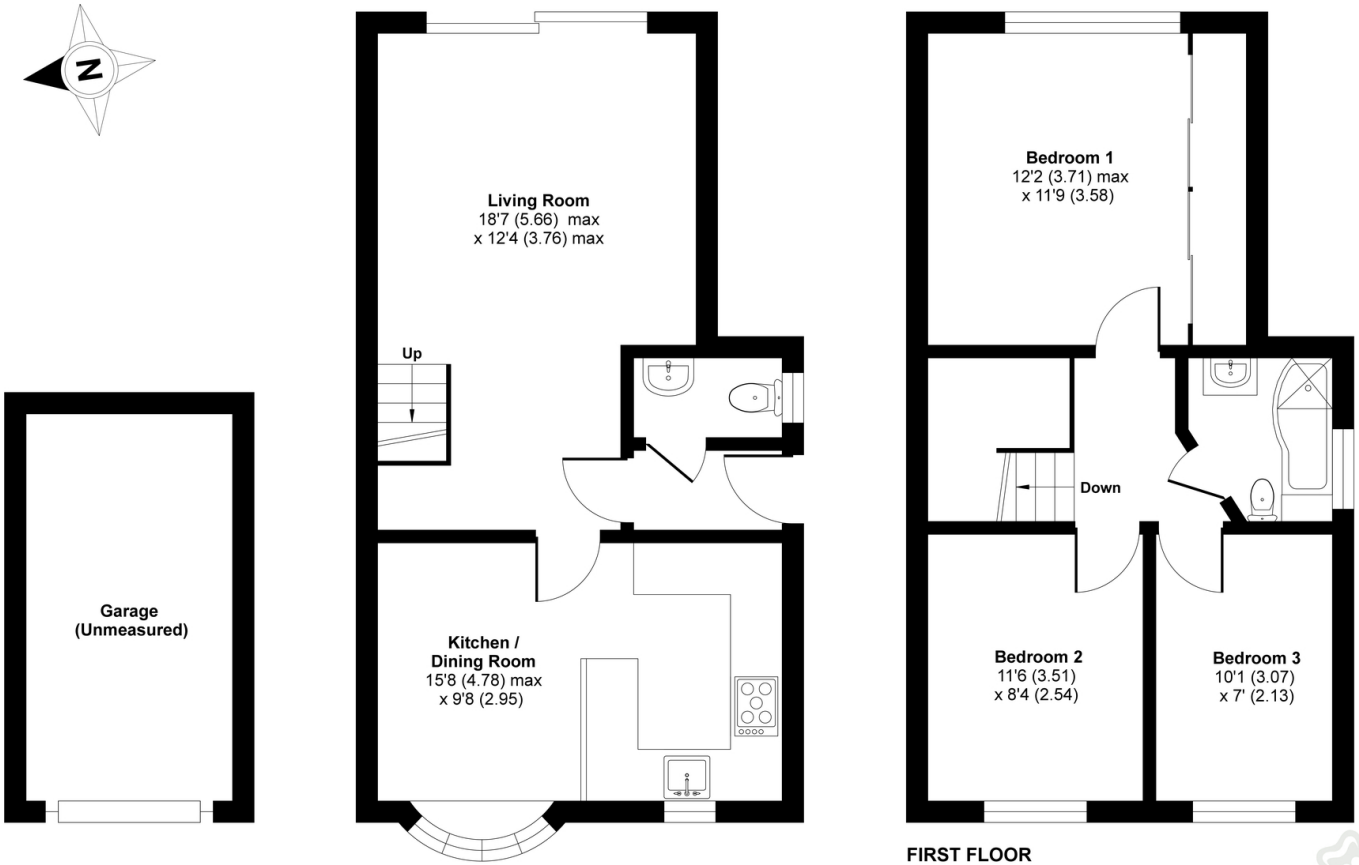
Current Council Tax Band: C.

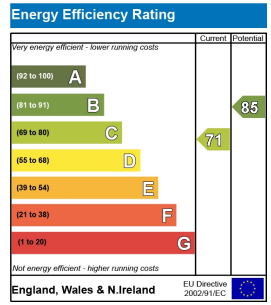
WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

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 drivers 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 = 854 sq ft / 79 sq m (excludes garage)

For identification only - Not to scale





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: 783260

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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

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