



# St Georges Close

Toddington,  
Bedfordshire, LU5 6AT  
£425,000

country  
properties

This chain-free, three storey home is pleasantly situated within a cul-de-sac, convenient for the amenities at the heart of the village including a parade of shops, green, Church and charming duck pond. With a generous 1,729 sq.ft. of accommodation (inc. garage), the versatile layout offers the flexibility to suit your lifestyle. Entering into a generous reception hall which could also accommodate a study area, you are led through to an open plan kitchen/dining/family room with French doors to the enclosed rear garden, creating a perfect entertaining space. There is a cloakroom/WC and direct access to the integral garage with useful utility area. The main reception room is situated on the first floor (providing the option to utilise as an additional bedroom if preferred) along with three bedrooms (one with en-suite shower room) and family bathroom, whilst the principal bedroom suite occupies the entire second floor and includes a dressing room and shower room. A block paved driveway provides off road parking. Enjoying the benefits of traditional village life alongside convenient commuter links, M1 (J12) is just 0.8 miles and Harlington's mainline rail station 2.2 miles. EPC Rating: C.

## GROUND FLOOR

### RECEPTION HALL/STUDY AREA

Accessed via front entrance door with opaque double glazed inserts and canopy over. Double glazed window to front aspect. Recessed spotlighting to ceiling. Engineered wood flooring. Part wood panelled walls. Two radiators. Courtesy door to garage. Further doors to kitchen/dining/family room and to:

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap. Part wood panelled walls. Radiator. Extractor.

### KITCHEN/DINING/FAMILY ROOM

Double glazed window and French doors with matching sidelights to rear aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Wall tiling. Built-in double oven, hob and extractor. Integrated dishwasher and fridge/freezer. Recessed spotlighting to ceiling. Radiator. Part engineered wood flooring.

## FIRST FLOOR

### LANDING

Radiator. Stairs to second floor landing. Built-in storage cupboard. Doors to three bedrooms, family bathroom and to:

### LIVING ROOM

Two double glazed windows to rear aspect. Radiator. Recessed spotlighting to ceiling.

### BEDROOM 2

Two double glazed windows to front aspect. Radiator. Sliding door to:

### EN-SUITE SHOWER ROOM (2)

Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap. Wall tiling. Heated towel rail. Shaver socket. Recessed spotlighting to ceiling. Extractor.

### BEDROOM 3

Double glazed window to rear aspect. Radiator.

### BEDROOM 4

Double glazed window to front aspect. Radiator.

### FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Part wood panelled walls. Built-in storage cupboard. Recessed spotlighting to ceiling. Extractor. Shaver socket.

## SECOND FLOOR

### LANDING

Radiator. Door to:



## BEDROOM 1

Double glazed window to side aspect. Two double glazed skylights. Two radiators. Recessed spotlighting to ceiling. Doors to en-suite shower room and to:

## DRESSING ROOM

Double glazed skylight. Fitted drawer unit, hanging rails and shelving.

## EN-SUITE SHOWER ROOM (1)

Double glazed skylight. Three piece suite comprising: Walk-in shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Part wood panelled walls. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

## OUTSIDE

## REAR GARDEN

Immediately to rear of the property is a paved patio area leading to lawn. Shrub border. Outside light and cold water tap. Enclosed by fencing and walling with gated side access.

## GARAGE & UTILITY AREA

Metal up and over door. Power and light. Wall mounted gas fired boiler. Water tank. Work surface area incorporating wash hand basin with mixer tap. Plumbing for washing machine. Courtesy door to reception hall/study area. Part double glazed door to side aspect.

## OFF ROAD PARKING

Block paved driveway providing off road parking for two vehicles and access to garage. Lawn area. Various shrubs. Outside lighting. Gated side access to rear garden.

Current Council Tax Band: E.

## 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.

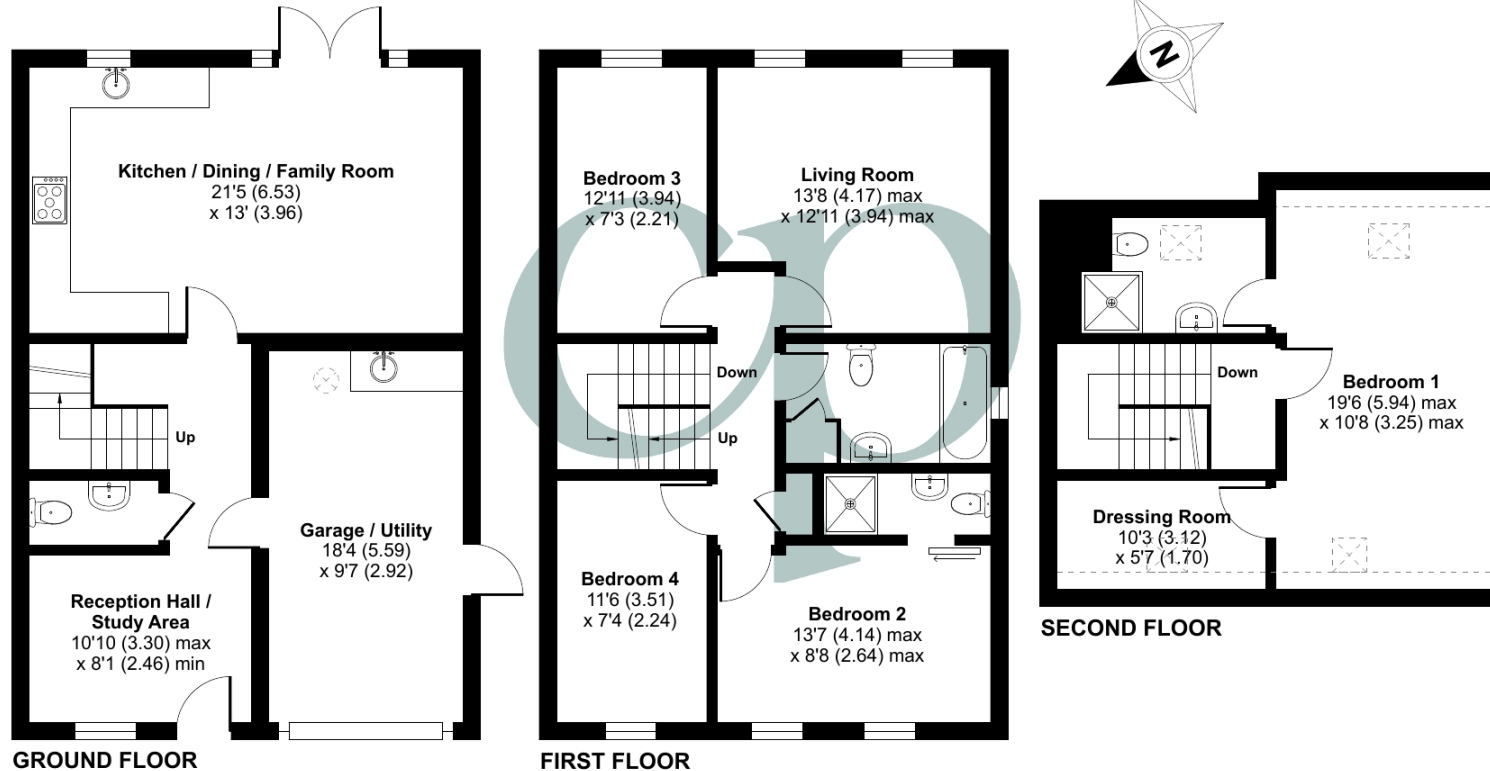
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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  
 Limited Use Area(s) = 26 sq ft / 2.4 sq m  
 Garage = 173 sq ft / 16 sq m  
 Total = 1729 sq ft / 160.5 sq m  
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1097560

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

## Viewing by appointment only

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