



72, Russell Road

Toddington,
Bedfordshire, LU5 6QF

£479,000

country
properties

This extended detached family home is pleasantly situated in a corner position within a village cul-de-sac. The accommodation features a living room with double doors leading to an open plan kitchen/diner with peninsula breakfast bar plus space for more formal dining. There is a ground floor cloakroom/WC whilst the first floor offers a 16'11" principal bedroom with en-suite shower room, three further bedrooms (two with fitted wardrobes) and a family bathroom. Parking is provided via the block paved driveway and tandem garage. Commuter links are available via M1:J12 (1.5 miles) and the A5-M1 link road (2.1 miles), whilst Harlington's mainline rail station with a direct service to St Pancras International is within 2.8 miles. EPC Rating: C.

- Extended detached family home
- Living room with double doors to kitchen/dining room
- Ground floor cloakroom/WC
- Principal bedroom with en-suite shower room
- Three further bedrooms & family bathroom
- Tandem garage plus block paved driveway
- Enclosed rear garden
- Corner position within village cul-de-sac



GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed leaded light effect inserts. Double glazed leaded light effect window to side aspect. Radiator. Wood effect flooring. Stairs to first floor landing. Doors to living room and to:

CLOAKROOM/WC

Opaque double glazed leaded light effect window to side aspect. Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with mixer tap and tiled splashback. Wood effect flooring. Hatch to roof void.

LIVING ROOM

Double glazed leaded light effect window to front aspect. Radiator. Wood effect flooring. Built-in under stairs storage cupboard. Glazed double doors with matching sidelight to:

KITCHEN/DINING ROOM

Double glazed sliding patio door plus further part double glazed leaded light effect door and window to rear aspect. A range of base and wall mounted units with peninsula breakfast bar and work surface areas incorporating sink and drainer. Tiled splashbacks. Built-in electric oven and hob with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Wall mounted gas fired boiler. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

Double glazed leaded light effect window to side aspect on stairway. Built-in airing cupboard. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed leaded light effect window to front aspect. Radiator. Recessed spotlighting to ceiling with hatch to loft. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Tiled shower cubicle, close coupled WC and pedestal wash hand basin with mixer tap and tiled splashback. Heated towel rail. Wood effect flooring. Recessed spotlighting to ceiling.



BEDROOM 2

Double glazed leaded light effect window to front aspect. Radiator. Fitted wardrobes.

BEDROOM 3

Double glazed leaded light effect window to rear aspect. Radiator. Fitted wardrobes.

BEDROOM 4

Double glazed leaded light effect window to front aspect. Radiator.

FAMILY BATHROOM

Double glazed leaded light effect window to rear aspect. Three piece suite comprising: Bath with wall mounted shower over, WC with concealed cistern and wash hand basin with storage beneath. Part tiled walls.

OUTSIDE

FRONT GARDEN

Laid to lawn with hedge border.

REAR GARDEN

Immediately to the rear of the property is a paved patio area leading to lawn, with paved pathway extending around the side of the property to gated access. Borders containing a variety of mature trees and shrubs. Garden shed.

TANDEM GARAGE

Up and over door. Power and light. Space and plumbing for washing machine. Space for tumble dryer. Courtesy door to rear garden.



OFF ROAD PARKING

Block paved driveway providing off road parking and access to garage.

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.

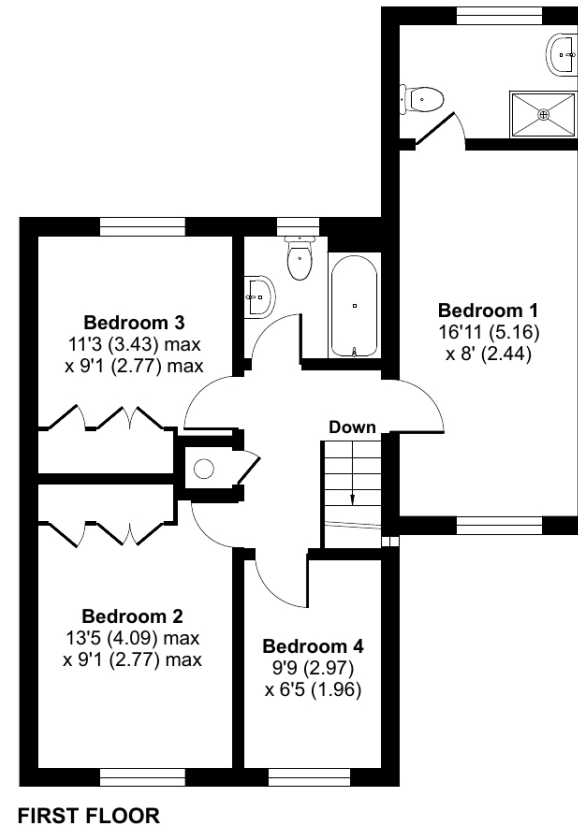
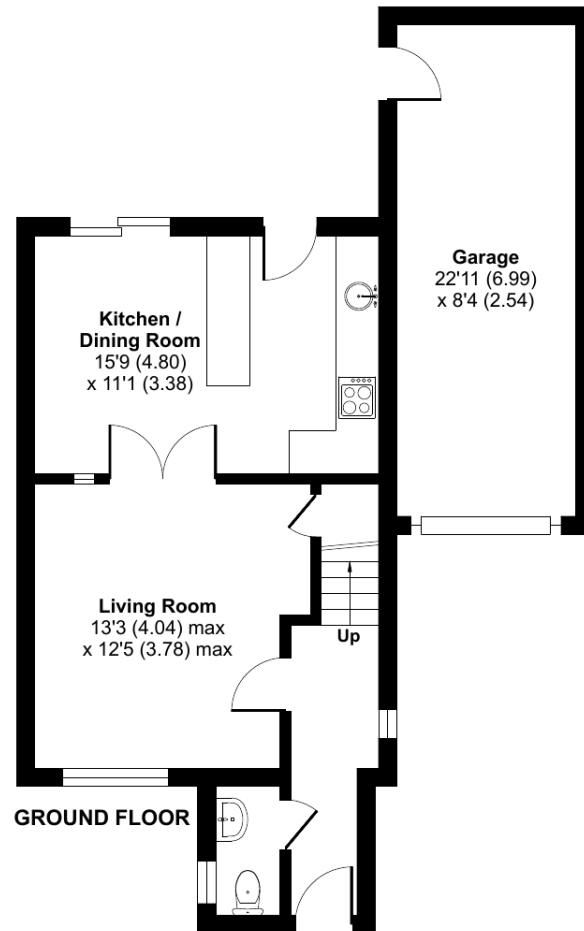
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



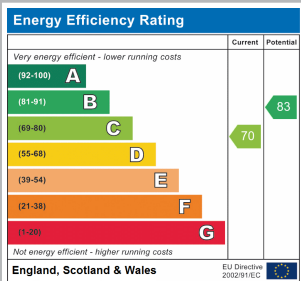


Approximate Area = 1041 sq ft / 96.7 sq m
 Garage = 191 sq ft / 17.7 sq m
 Total = 1232 sq ft / 114.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1024310



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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