



High Street

Toddington,
Bedfordshire, LU5 6BX
Guide Price £450,000

COUNTRY PROPERTIES
PART OF HUNTERS

This wonderful double fronted home features an established, landscaped rear garden extending to 95ft (approx.) in length with an abundance of mature shrubs and trees. Full of character, the well presented accommodation includes three double bedrooms and three reception areas, with both the living and dining room boasting attractive fireplaces, whilst the separate study provides a great space for those working from home. In addition, there is a dual aspect fitted kitchen, useful ground floor shower room/utility, first floor family bathroom and cellar. EPC Rating: D.

- Village location
- 95ft (approx.) mature rear garden
- Cosy living room
- Ground floor shower room/utility
- Useful cellar
- Character features including cast iron fireplaces & exposed floorboards (as stated)
- Three double bedrooms
- Fitted kitchen & open plan dining room
- First floor family bathroom



LOCATION

Positioned on the village High Street, the property is conveniently situated for access to the parade of shops, pretty duck pond, public houses and historic Church. Bedfordshire operates the three tier schooling system with St Georges Lower and Parkfields Middle both within the village, a bus service is provided to Harlington Upper School. Commuters are well served via the M1: J12 within 1.2 miles, the recently opened A5-M1 link road: 1.8 miles and Harlington mainline rail station (with a direct service to St Pancras International): 2.3 miles (approx.)

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque glazed inserts. Stairs to first floor landing. Radiator. Tiled floor. Dado rail. Doors to dining room, shower room/utility and to:

STUDY

Double glazed window to front aspect. Exposed floorboards.

DINING ROOM

Feature cast iron fireplace. Wood effect flooring. Part panelled walls. Radiator. Part glazed panelled doors to living room and inner lobby. Open access to:

KITCHEN

Dual aspect via double glazed windows to side and rear. A range of base and wall mounted units with butchers block style work surface areas incorporating butler style sink with mixer tap. Space for cooker (with extractor above) and upright fridge/freezer. Wall and floor tiling.

LIVING ROOM

Double glazed window to front aspect. Feature fireplace housing living flame effect gas fire with arched niches to either side (one housing built-in cupboard). Radiator. Picture rail. Wood effect flooring. Television point. Part glazed panelled door to dining room.

SHOWER ROOM/UTILITY

Opaque double glazed window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, WC with high level cistern and wash hand basin with mixer tap, set on storage cupboard. Work surface area with space for washing machine and tumble dryer beneath. Storage unit. Part exposed floorboards/part tiled floor. Part wood panelled walls. Recessed spotlighting to ceiling.

INNER LOBBY

Wood effect flooring. Part glazed panelled doors to rear garden and to stairs down to cellar.



SIDE PASSAGE

Wall mounted gas fired boiler. Light. Doors to front and to rear garden.

LOWER GROUND FLOOR

CELLAR

Power and light.

FIRST FLOOR

LANDING

Feature arched double glazed window to rear aspect. Exposed beams. Hatch to loft. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Built-in wardrobe. Exposed floorboards.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Exposed floorboards. Hatch to loft.

BEDROOM 3

Double glazed window to front aspect. Feature fireplace with cast iron insert and mantelpiece surround. Radiator. Part panelled walls. Built-in storage cupboard.



FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath, WC with high level cistern and pedestal wash hand basin. Wall tiling. Part panelled walls. Radiator. Built-in airing cupboard housing water tank. Recessed spotlighting to ceiling. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Various shrubs. Door to side passage leading to rear garden. Part enclosed by walling with gated access.

LANDSCAPED REAR GARDEN

Extending to approx. 95ft (28.96m) in length. A paved pathway leads from the rear of the property through deep shrub borders to the lawned garden. Additional paved seating areas and a variety of mature trees and shrubs. Two garden sheds. Greenhouse. Outside light and cold water tap. Right of way access.

Current Council Tax Band: D.

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.

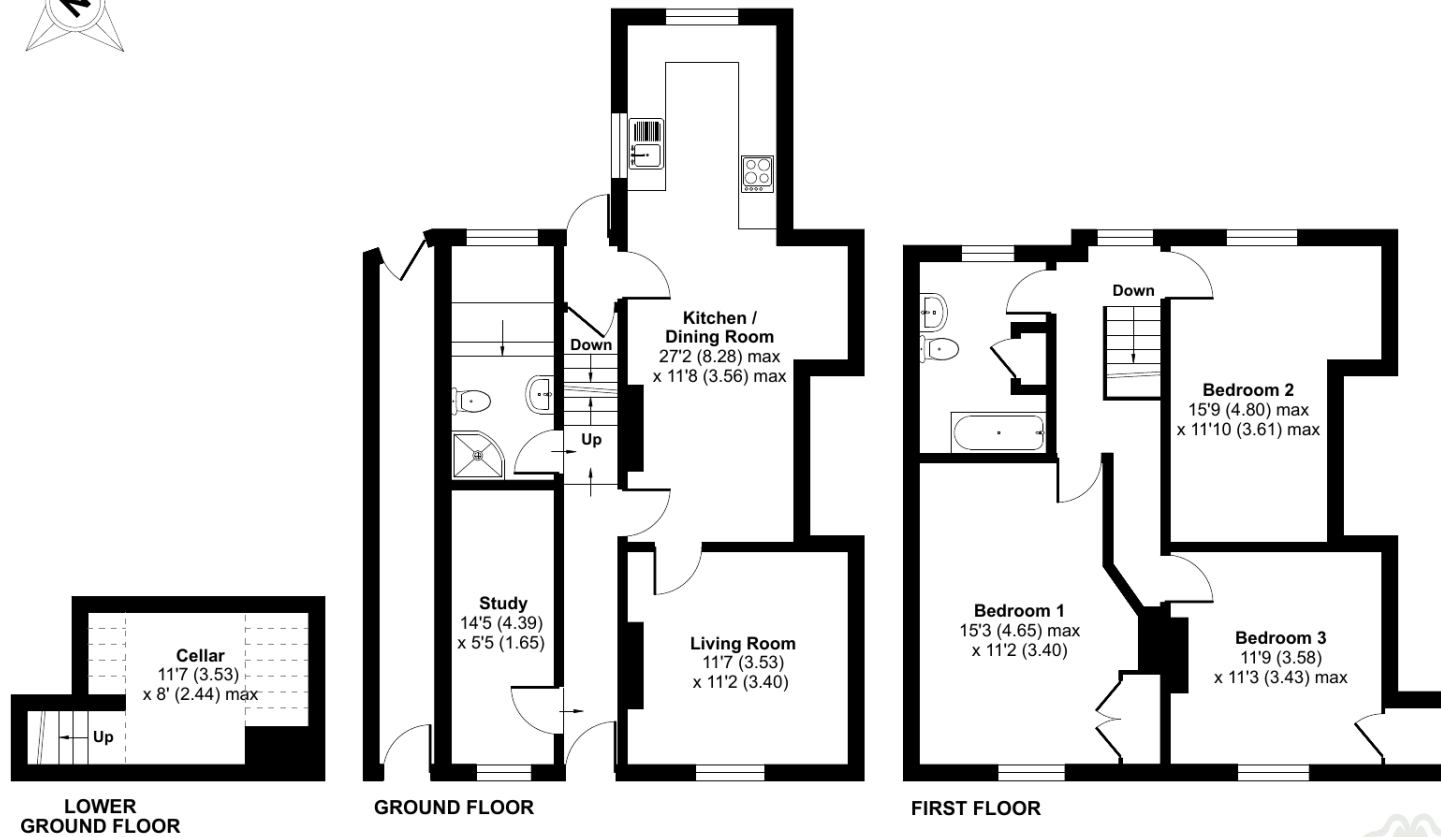
PRELIMINARY DETAILS



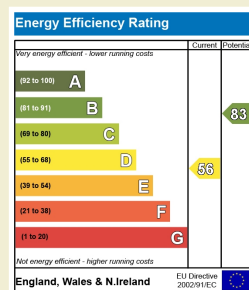




Approximate Area = 1321 sq ft / 122.7 sq m
Limited Use Area(s) = 45 sq ft / 4.2 sq m
Limited Use Area(s) = 1366 sq ft / 126.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 804195



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

