



# Warren Close

Toddington,  
Bedfordshire, LU5 6AE  
**Guide Price £650,000**

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properties



Set within a desirable location on the village outskirts, enjoying far reaching countryside views to front, this link-detached family home features a generous rear garden of approx. 82ft x 54ft which enjoys a southerly aspect. The versatile accommodation includes two double bedrooms to each floor, giving the option to create additional reception space if preferred (home office or playroom perhaps?) The open plan living/dining room leads to a conservatory, there is a fitted kitchen with breakfast bar area, four piece ground floor bathroom and first floor en-suite WC. Recent improvements include a newly fitted boiler (April 2025) and replacement triple glazing to ground floor (as stated - September 2020). Ample parking is provided via a driveway and 30ft tandem garage with electric door. EPC Rating: D.

- Far reaching countryside views to front
- Rear garden with southerly aspect: 82ft x 54ft approx.
- 30ft tandem garage & driveway parking
- Open plan living/dining room with patio door to conservatory
- Fitted kitchen with breakfast bar area
- Two ground floor bedrooms/optional further receptions
- Ground floor family bathroom
- Two first floor bedrooms (one with en-suite WC)



## LOCATION

Toddington provides a range of amenities including a parade of shops, traditional village green, duck pond, public houses and 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), whilst Harlington mainline rail station (with a direct service to St Pancras International) and the recently opened A5-M1 link road are both within 2.5 miles.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque double glazed inserts and matching sidelight. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Doors to kitchen, two bedrooms/optional further receptions, family bathroom and to:

### LIVING/DINING ROOM

Two triple glazed windows to front aspect. Feature fireplace surround housing electric coal effect fire. Two radiators. Fitted cupboard housing electric meter. Double glazed sliding door to:

### CONSERVATORY

Of part brick construction with double glazed windows and door to rear garden. Power. Floor tiling. Courtesy door to garage.

### KITCHEN

Triple glazed window and door to rear aspect. A range of base and wall mounted units with work surface areas incorporating circular sink and drainer with mixer tap, ceramic hob with extractor over, and breakfast bar. Cupboard housing gas meter. Tiled splashbacks. Built-in double oven and microwave. Integrated dishwasher, refrigerator and freezer. Breakfast bar. Radiator. Floor tiling.

### BEDROOM 3

Triple glazed window to rear aspect. Radiator.

### BEDROOM 4/DINING ROOM

Triple glazed bow window to front aspect. Radiator.

### FAMILY BATHROOM

Opaque triple glazed window to rear aspect. Four piece suite comprising: Bath, shower cubicle, WC with concealed cistern and wash hand basin with storage cabinet beneath. Wall tiling. Heated towel rail. Wood effect flooring.





## FIRST FLOOR

### LANDING

Built-in storage cupboard, airing cupboard and further eaves storage. Doors to two bedrooms.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Exposed ceiling beams.

### BEDROOM 2

Double glazed window to front aspect. Exposed ceiling beams. Eaves storage. Door to:

### EN-SUITE WC

Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage cabinet beneath. Tiled splashbacks. Heated towel rail. Wood effect flooring.

## OUTSIDE

### FRONT GARDEN

Mainly laid to lawn with shrub border. Part enclosed by low level brick walling.





## REAR GARDEN

82' x 54' (24.99m x 16.46m) approx. Southerly aspect. Paved patio seating area with steps leading up to an area laid to decorative stone chippings with inset paving, further paved seating areas, greenhouse and water butt with tap above. Steps lead up to a further tier which is mainly laid to lawn with mature shrub borders. Timber garden shed with power, light and cold water tap to side. Enclosed by timber fencing and mature trees and shrubs. Gated side access.

## TANDEM GARAGE

Electric roller door. Wall mounted gas fired boiler (newly fitted April 2025). Fitted shelving. Power and light.

## OFF ROAD PARKING

Hard standing driveway providing off road parking for approx. three vehicles and access to garage.

Current Council Tax Band: F.



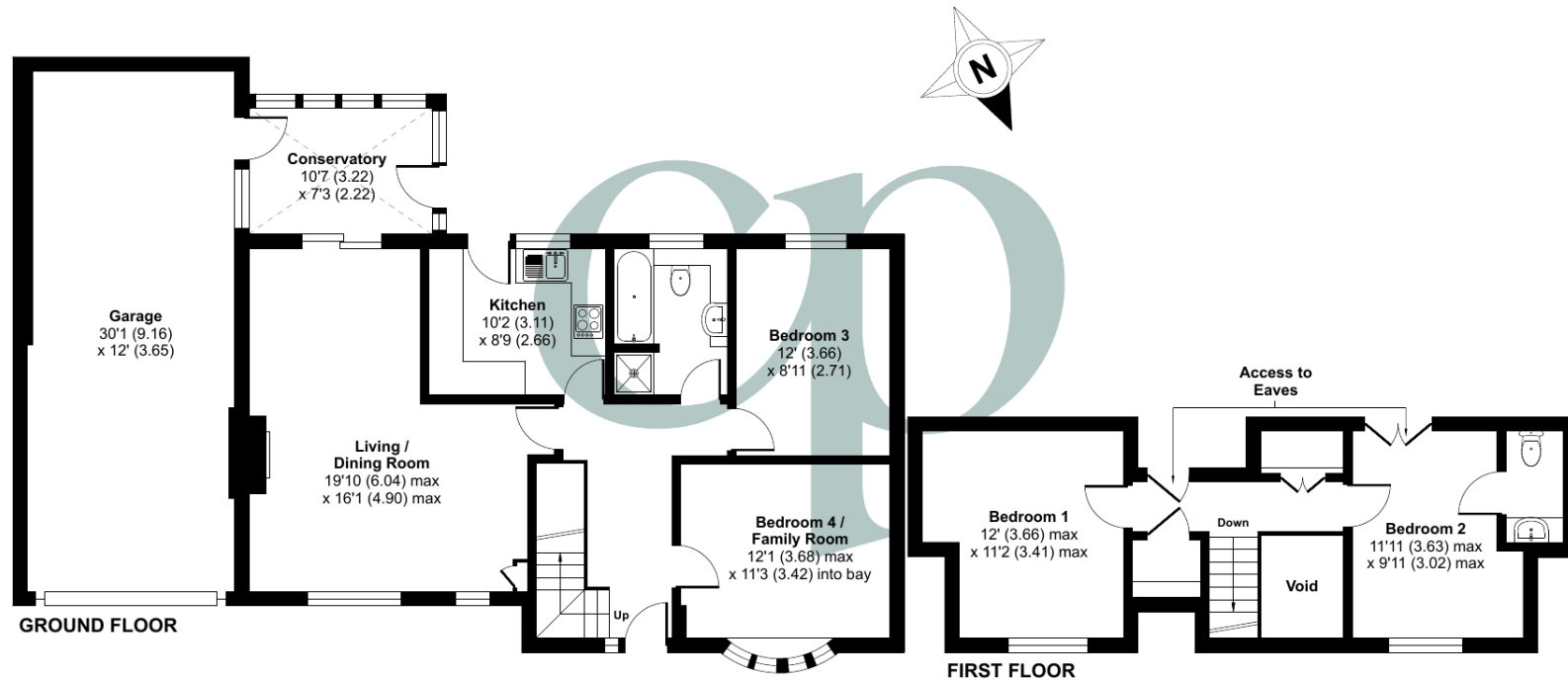




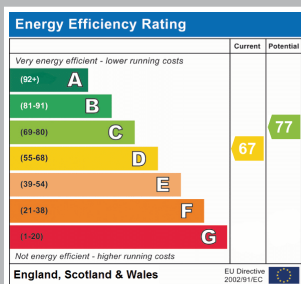


Approximate Area = 1213 sq ft / 112.6 sq m (excludes void)  
 Limited Use Area(s) = 15 sq ft / 1.3 sq m  
 Garage = 360 sq ft / 33.4 sq m  
 Total = 1588 sq ft / 147.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Country Properties. REF: 1324044



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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