



# Rhees Cottage

13, Station Road, Toddington,  
Bedfordshire, LU5 6BN

Guide Price **£250,000**

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Offered for sale with no upper chain, this charming Grade II Listed detached cottage benefits from a wealth of character features including exposed beams and brickwork. The beautifully presented accommodation includes a living room with log burning stove, separate dining room, fitted kitchen with a range of integrated appliances (as stated), ground floor bathroom and two bedrooms. The rear garden is mainly laid out paving for ease of maintenance. Conveniently situated just off the village centre with its range of shops, green and duckpond, the property also enjoys convenient access to commuter links with the M1 (J12): 0.9 miles and Harlington mainline rail station: 2 miles (approx.) EPC: N/A.

## GROUND FLOOR

### ENTRANCE

Via wooden front entrance door to:

### DINING ROOM

Dual aspect via windows to front and side. Radiator. Quarry tiled floor. Staircase to first floor landing. Feature exposed brick wall with beamwork. Exposed ceiling beams. Feature fireplace recess. Open access to:

### LIVING ROOM

Window to side aspect with wooden shutters. Feature fireplace housing log burning stove. Radiator. Quarry tiled floor. Feature exposed brick wall with beamwork. Exposed ceiling beams. Door to:

### KITCHEN

Window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in double oven and gas hob. Integrated fridge/freezer and washing machine. Radiator. Open access to:

### REAR LOBBY

Doors to rear aspect and to:

### BATHROOM

Opaque glazed window to side aspect. Three piece suite comprising: Panelled bath with mixer tap/shower attachment and wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Extractor. Heated towel rail.

### FIRST FLOOR

#### LANDING

Built-in cupboard. Doors to both bedrooms.

#### BEDROOM 1

Dual aspect via windows to side and rear with wooden shutters. Wall light point. Radiator. Exposed floorboards. Built-in double wardrobe.

#### BEDROOM 2

Window to front aspect. Radiator. Exposed floorboards. Built-in double wardrobe.



## OUTSIDE

### REAR GARDEN

40' x 10' (12.19m x 3.05m) approx. Immediately to the rear of the property is a paved patio area with step up to the remainder of the garden which is mainly laid to block paving. Various plants and shrubs. Plastic storage shed. Part enclosed by fencing with gated side access.

Current Council Tax Band: C.

### AGENTS NOTE

Please note, as is common with homes of this age and style, there is no parking assigned to the property.

## 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.

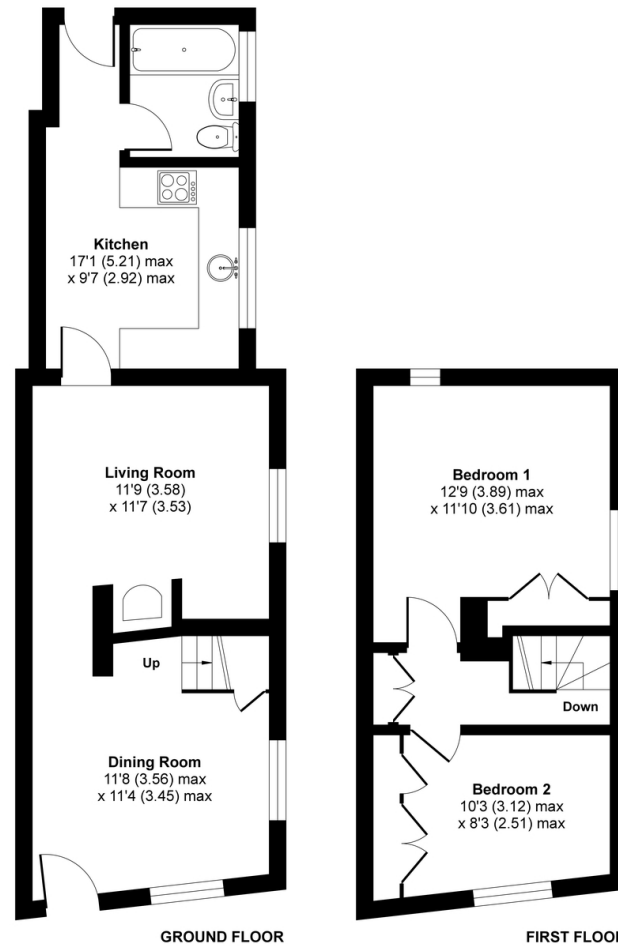
A signed copy of our Supplier List & Referral Fee Disclosure Form.

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



Approximate Area = 754 sq ft / 70 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 2021. Produced for Country Properties. REF: 769683



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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