



Bryant Way

Toddington,
Bedfordshire, LU5 6EY
£280,000

country
properties

This chain-free end terrace home with allocated parking to rear is set within a popular village. The accommodation includes a refitted kitchen, living room with patio door to conservatory, two double bedrooms and refitted bathroom.

With south-westerly aspect, the enclosed rear garden is mainly laid to gravel and paving for ease of maintenance. Convenient commuter links are available via the M1 (J12): 1.5 miles, A5-M1 link road: 2.2 miles, and Harlington mailine rail station: 2.8 miles. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed fanlight and canopy porch over. Stairs to first floor landing. Built-in storage cupboard. Radiator. Wood effect flooring. Door to living room. Open access to:

KITCHEN

Opaque double glazed leaded light effect window to front aspect. Refitted with a range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Built-in oven and ceramic hob with extractor over. Space for washing machine and upright fridge/freezer. Wall mounted gas fired boiler. Wood effect flooring.

LIVING ROOM

Double glazed sliding patio door to conservatory. Radiator. Wood effect flooring.

CONSERVATORY

Double glazed windows and French doors to rear garden. Floor tiling.

FIRST FLOOR

LANDING

Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

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

BEDROOM 2

Two double glazed leaded light effect windows to front aspect. Radiator. Built-in cupboard over stair bulkhead.



BATHROOM

Opaque double glazed leaded light effect window to side aspect. Refitted three piece suite comprising: Panelled bath, close coupled WC and wash hand basin with mixer tap and storage beneath. Heated towel rail. Wood effect flooring.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Laid to gravel and slate chippings. Outside light. Gated side access to rear garden.

REAR GARDEN

South-westerly aspect. Immediately to the rear of the property is a paved patio seating area. Remainder mainly laid to gravel for ease of maintenance. Small lawn area. Shrub borders. Enclosed by fencing with steps down to gated rear access.

OFF ROAD PARKING

Allocated parking space to rear of property.

Current Council Tax Band: C.

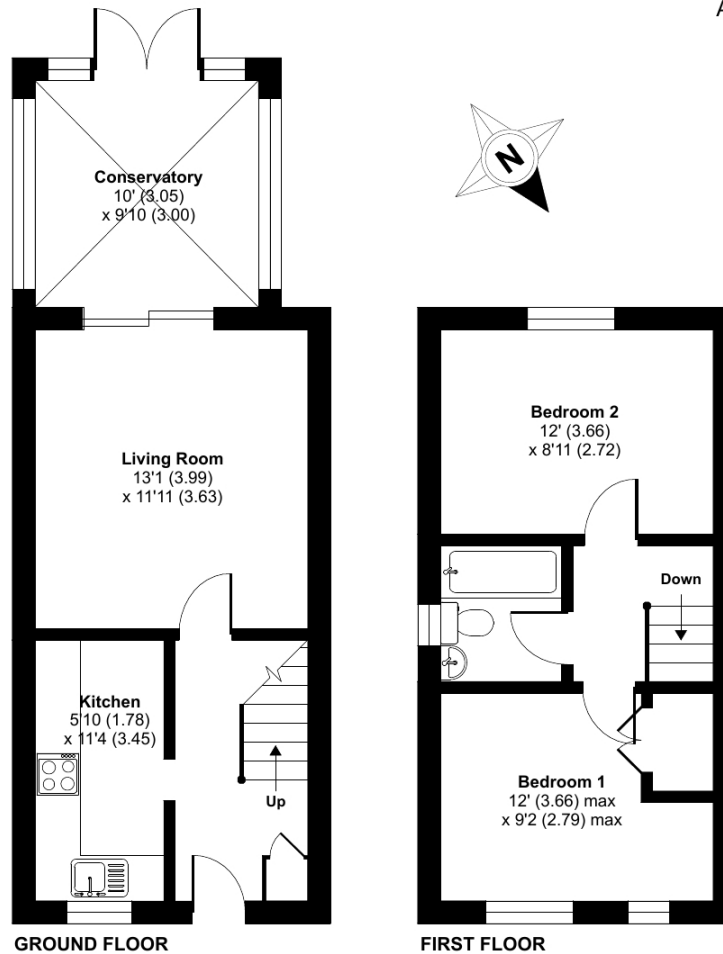
AGENTS NOTE

The property is currently tenanted, to respect their privacy the internal photographs displayed were taken prior to their occupation when the property was vacant.



Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	71
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1081587

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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