



Park Hill

Toddington,
Bedfordshire, LU5 6AW
£650,000

country
properties

Pleasantly situated in a cul-de-sac within a sought after village location, this detached family home offers potential to extend (subject to planning) to further enhance the spacious accommodation which totals 1,669 sq.ft (approx. inc. garage). The property is set behind a generous frontage with lawned garden, mature shrub borders and double-width driveway leading to the double garage. The ground floor accommodation leads off a sizeable reception hall (which could be used as a further sitting room or study area if preferred) to include cloakroom/WC, fitted kitchen and 23ft (max) open plan living/dining room with feature fireplace and patio door to rear. There are four double bedrooms on the first floor along with a family bathroom. The established rear garden contains an array of mature trees and shrubs, patio seating areas, lawn, greenhouse and summerhouse. The property is conveniently located for access to the range of local amenities within the village, including middle and lower schools and the parade of High Street shops (all within 0.2 to 0.5 miles), whilst Harlington mainline rail station (2.4 miles) provides a fast and frequent service to St Pancras International in as little as 45 mins. EPC Rating: D.

- Spacious reception hall
- 23ft living/dining room
- Fitted kitchen
- Ground floor cloakroom/WC
- Four double bedrooms
- First floor family bathroom
- Double garage and driveway parking
- Established rear garden



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 1.1 miles), whilst Harlington mainline rail station (with a direct service to St Pancras International in 45 minutes) and the recently opened A5-M1 link road are both within 2.4 miles.

GROUND FLOOR

RECEPTION HALL

Accessed via covered entrance with part opaque double glazed front entrance door. Double glazed window to front aspect. Two radiators. Stairs to first floor landing. Parquet flooring. Open access to kitchen. Doors to living/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to side aspect. Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with tiled splashback. Radiator. Parquet flooring.

KITCHEN

Dual aspect via double glazed windows to front and side. A range of base and wall mounted units with work surface areas incorporating stainless steel sink with double drainer. Space for dishwasher, washing machine, fridge/freezer and cooker (with extractor over). Opaque glazed serving hatch to living/dining room. Wood effect flooring. Opaque double glazed door to:

SIDE LOBBY

Stable style wooden door to front. Part opaque glazed multi pane style door to rear garden. Door to garage. Light.

LIVING ROOM

Double glazed window and sliding patio door to rear aspect. Feature fireplace surround housing living flame effect gas fire. Two radiators.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Built-in airing cupboard housing water tank. Doors to all bedrooms and family bathroom.



BEDROOM 1

Double glazed window to rear aspect.
Radiator. A range of fitted furniture to include wardrobes and overhead bridging units.

BEDROOM 2

Double glazed window to rear aspect.
Radiator.

BEDROOM 3

Double glazed window to front aspect.
Radiator. Door and step-down to eaves storage.

BEDROOM 4

Double glazed window to front aspect.
Radiator. Exposed floorboards.

FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, close coupled WC and pedestal wash hand basin. Wall tiling. Radiator. Tile effect flooring.

OUTSIDE

FRONT GARDEN

Laid to lawn with mature tree and shrub border. Outside light. Wooden stable style door to side lobby leading through to rear garden.



REAR GARDEN

A sliding patio door leads from the living/dining room to a paved patio seating area. The established rear garden is enclosed by fencing and features a wide variety of trees and shrubs, lawn area, further patio, greenhouse, summerhouse, cold water tap and water butt.

DOUBLE GARAGE

Twin metal up and over doors. Double glazed window to rear aspect. Power and light. Wall mounted gas fired boiler. Door to side lobby.

OFF ROAD PARKING

Hard standing double-width driveway providing off road parking and access to double garage.

AGENTS NOTE

A strip of land to the rear of the garden is registered under a separate Title.

Current Council Tax Band: F.

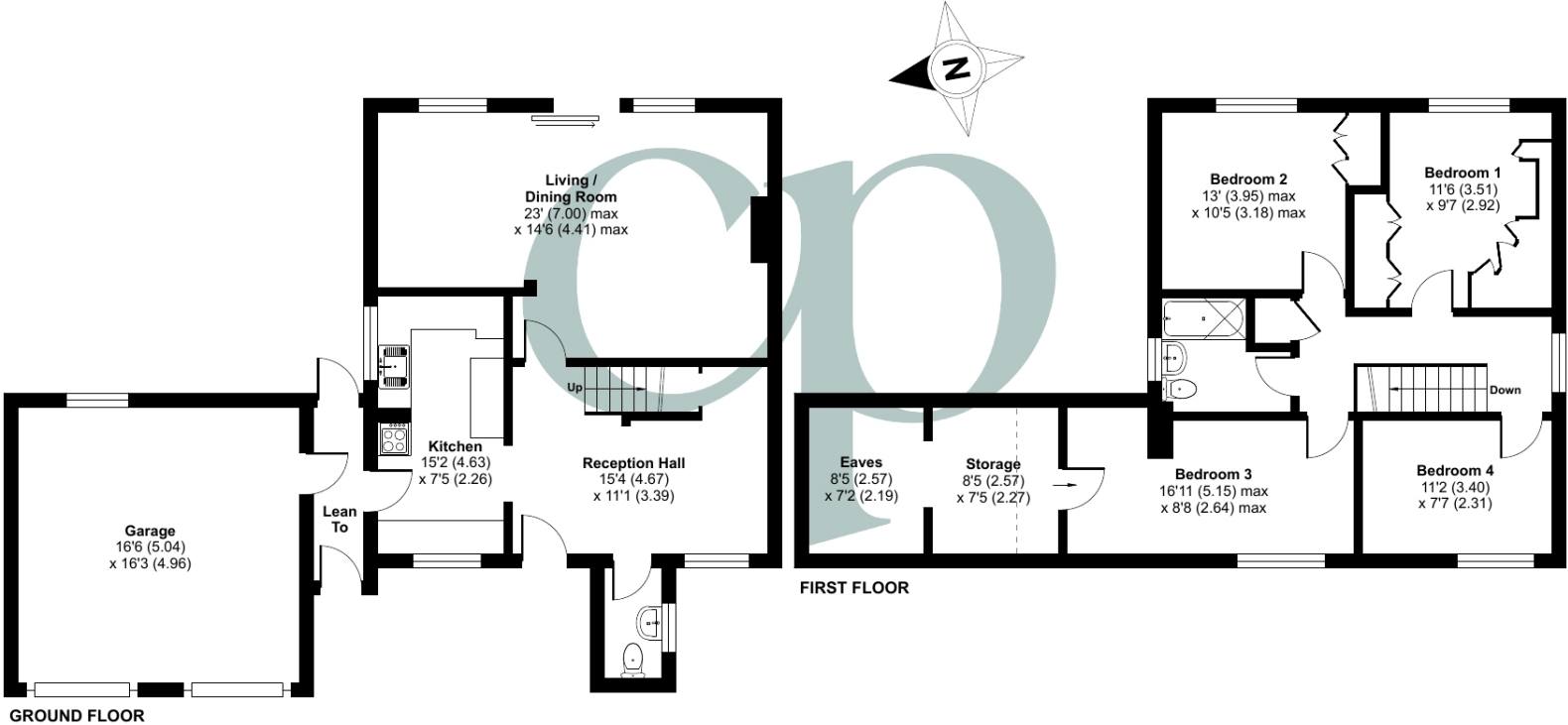




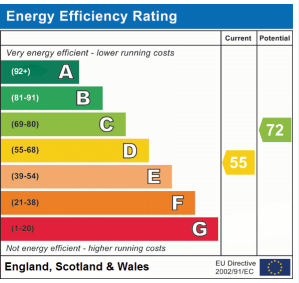
Approximate Area = 1293 sq ft / 120.1 sq m (excludes lean to)
Limited Use Area(s) = 107 sq ft / 9.9 sq m
Garage = 269 sq ft / 24.9 sq m
Total = 1669 sq ft / 154.9 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1323993



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Viewing by appointment only

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