



# The Crescent

Toddington,  
Bedfordshire, LU5 6FJ  
£365,000

country  
properties

Individually built in 2012, this detached chalet style home offers versatile accommodation which includes a living room with French doors leading to garden, fitted kitchen with built-in oven, hob and extractor, bathroom and double bedroom/optional second reception on the ground floor, whilst the principal bedroom suite with shower room occupies the entire first floor. The enclosed garden wraps around the side and rear of the property, and off road parking is provided via the block paved driveway to side. Convenient for local amenities, the parade of village shops are within just 0.2 miles, whilst commuters are well served by road and rail with M1 (J12): 1.2 miles and Harlington mainline rail station (which provides a direct service to St Pancras international): 2.4 miles. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with obscured double glazed inserts. Obscured double glazed window to front aspect. Radiator. Stairs to first floor landing. Built-in storage cupboard. Wood effect flooring. Doors to bedroom, bathroom and to:

### LIVING ROOM

Double glazed French doors to side aspect with matching windows to either side. Radiator. Door to:

### KITCHEN

Double glazed window to rear aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Integrated dishwasher. Space for washing machine and fridge/freezer. Tile effect flooring.

### BEDROOM 2

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

## BATHROOM

Obscured double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Tiled splashbacks. Tile effect flooring.

## FIRST FLOOR

### LANDING

Roof light tunnel. Built-in storage cupboard. Door to:

### BEDROOM 1

Two double glazed skylights with fitted blackout blinds. Radiator. Built-in airing cupboard housing gas fired combination boiler. Door to low level eaves storage. Door to:

### SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Walk-in shower with mains shower unit, close coupled WC and wash hand basin with mixer tap. Tiled splashbacks. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Extractor fan.



## OUTSIDE

### FRONT GARDEN

Pedestrian gate leading to step-free access to front entrance door. Shrub borders, part enclosed by hedging.

### SIDE/REAR GARDEN

Paved patio area. Mainly laid to lawn. Shrub borders. Greengage tree. Garden shed. Enclosed by timber fencing with gated access at either side.

### OFF ROAD PARKING

Block paved driveway to side providing off road parking for two vehicles.

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.

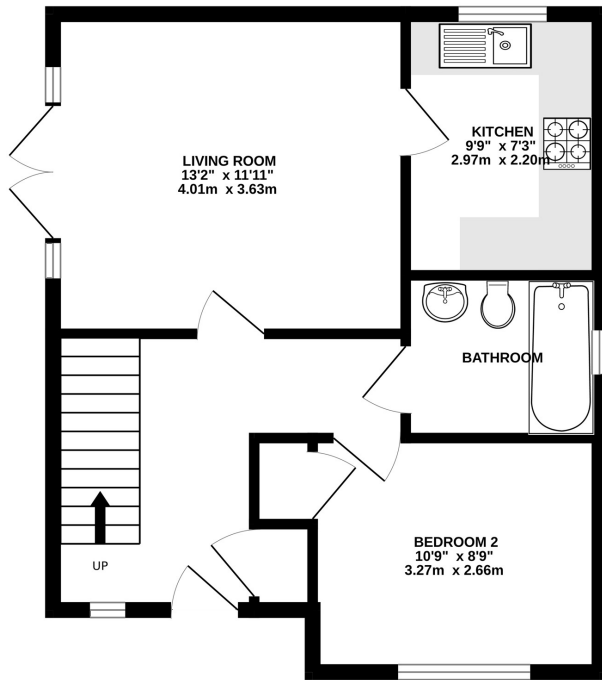
Details of the solicitor/conveyancer acting for you in your purchase.

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

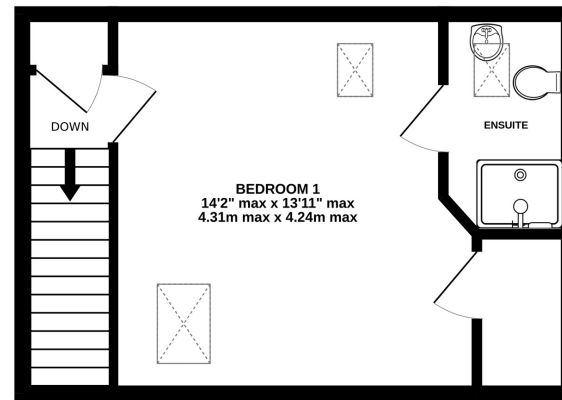
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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