



**DG**  
Property  
Consultants  
Estd. 2000



**Shelton Avenue, Toddington, Dunstable, Bedfordshire LU5 6EL**  
**Asking Price £289,995**

Positioned on the outskirts of the sought after village of Toddington, this delightful terraced house on Shelton Avenue boasting 3 bedrooms, a combined lounge/diner, a fitted kitchen and a convenient downstairs cloakroom, this property offers comfortable living spaces for a family. Front and south facing rear garden for sunny weekends, private parking available to the front. The property is double-glazed throughout.

Located close to sought-after schools and local amenities, this property is perfect for families looking for convenience. Whether you're commuting by rail (Harlington) or road (M1 & A5), the location is ideal for those needing easy access to transport links.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the possibilities that await you in this lovely Toddington abode.



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## Ground Floor Accommodation

### Communal Open Storm Porch

21'6" x 7'0" (6.56m x 2.13m)

Open storm porch are a between the two properties, allowing access through to the rear garden.

### Entrance Hall



Upvc entrance door, electric storage heater, wooden laminate flooring, power point(s), stairs to first floor landing, door to cloakroom, door to lounge/dining room.

### Cloakroom



Upvc double glazed window to the side, refitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, ceramic tiled flooring.

### Lounge/Diner

21'6" x 9'0" (6.56m x 2.75m)



Replacement uPVC double glazed window to front, electric storage heater, wooden laminate flooring, telephone point, TV point, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, uPVC double glazed French double doors to the rear garden, door to kitchen.

### View of Lounge/Dining Room



### View of Lounge/Dining Room





## View of Lounge/Dining Room



## Fitted Kitchen

9'10" x 6'0" (3.00m x 1.83m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, built-in eye level oven, four ring halogen hob with extractor hood over, replacement uPVC double glazed window to rear, ceramic flooring, double power point(s).

## View of Fitted Kitchen



## First Floor Accommodation

## Landing



Fitted carpet, power point(s), airing cupboard, doors to all first floor rooms.

## Bedroom 1

12'6" x 9'6" (3.82m x 2.90m)



UPVC double glazed window to rear, built-in double wardrobe(s), fitted carpet, double power point(s).

## View of Bedroom 1





### Bedroom 2

9'0" x 9'6" (2.74m x 2.90m)



UPVC double glazed window to front, vinyl flooring, double power point(s).

#### View of Bedroom 2



### Bedroom 3

10'6" x 7'0" (3.20m x 2.14m)



UPVC double glazed window to rear, electric storage heater, fitted carpet, double power point(s).

### Family Bathroom

6'11" x 4'7" (2.11m x 1.39m)



Refitted three piece suite comprising panelled bath with hand shower attachment over and bath mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to rear, vinyl flooring.

#### Outside of the property

##### Front Garden

Small frontage to the front of the property.  
Side access via side communal passageway to the rear garden.

##### Rear Garden



Enclosed by timber fencing, laid to lawn, patio area, timber shed, side access to front of the property.



**View of Rear Garden**



**View of Rear Garden**



**View From Rear Aspect**



**Allocated Parking**

Allocated off road parking space to front of the property.  
Visitors parking spaces available.

**MISDESCRIPTIONS ACT - Sales**

Should you interested in this property all negotiations should be conducted through DG Property Consultants.  
Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

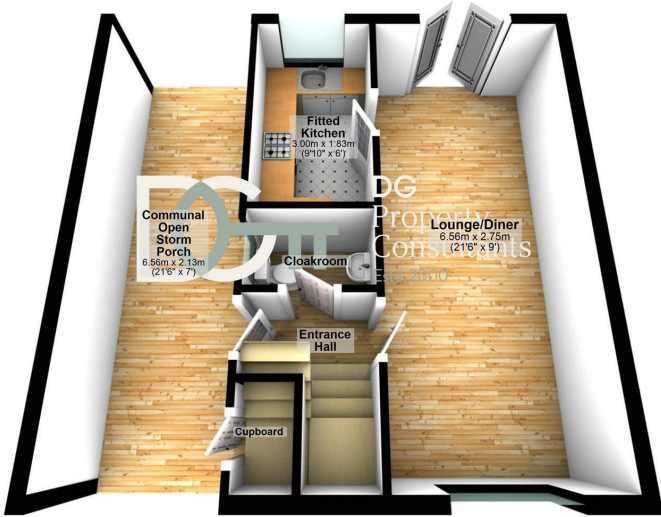
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**Council Tax Band**

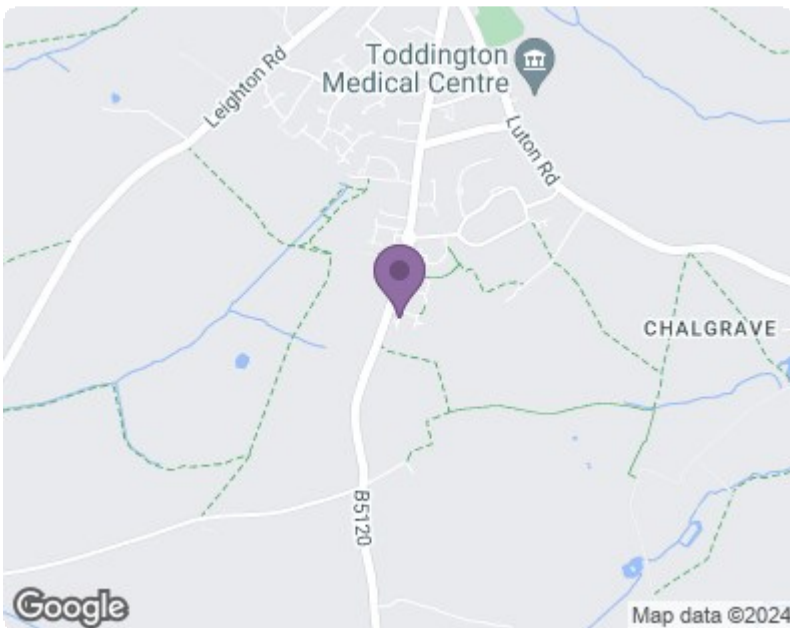
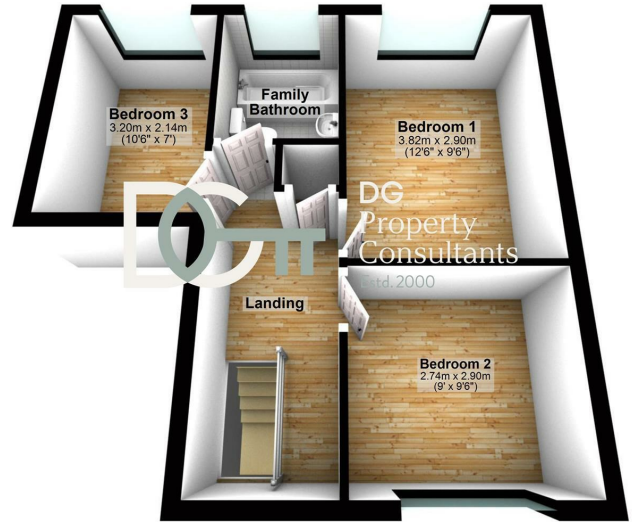
Council Tax Band : C

Charge Per Year : £1804.95

### Ground Floor



### First Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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