



DG
Property
Consultants
Estd. 2000



Princes Street, Toddington, Dunstable, Bedfordshire LU5 6ED

Asking Price £499,500

Welcome to this charming 4-bedroom detached house located on Princes Street in the sought-after village of Toddington. This property boasts a combined lounge/dining room, with Bi-fold doors opening onto the rear garden, perfect for entertaining guests or relaxing with the family.

Situated within walking distance to the Central Village hub, this property offers convenience and easy access to local amenities. Whether you're commuting by rail or road, this location is ideal for those on the go. The welcoming entrance hall sets the tone for the rest of the house, leading you to a combined lounge/dining room, as well as a fitted kitchen, utility room and downstairs cloakroom. Outside, The frontage has been recently updated with a new drive and parking for 4 cars, making hosting friends and family a stress-free affair. Additionally, the enclosed rear garden offers privacy and a peaceful retreat from the hustle and bustle of everyday life.

With full double glazing throughout and a new boiler installed recently, this home ensures warmth and comfort all year round. Don't miss out on the opportunity to make this delightful property your own and enjoy the best of village living in Toddington.



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Property Introduction

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Ground Floor

Entrance Hall

15'6" x 7'7" (4.72m x 2.30m)



uPVC double glazed entrance door, replacement uPVC double glazed window to front, double radiator, ceramic tiled flooring, telephone point, double power point(s), stairs to first floor landing, under stairs storage cupboard, doors to lounge/dining room and kitchen.

Lounge/Dining Room Room

21'10" x 12'2" (6.65m x 3.72m)



UPVC double glazed window to front, two single radiators, fitted carpet, telephone point(s), TV point(s), double power point(s), three wall light points, coved ceiling, wall mounted living flame effect electric fire, double glazed tri-fold door to rear to garden.

View of Lounge/Dining Room Room



View of Lounge/Dining Room Room



View of Lounge/Dining Room Room



View of Fitted Kitchen



View of Lounge/Dining Room to Garden



View of Fitted Kitchen



Fitted Kitchen

11'7" x 8'6" (3.52m x 2.58m)



Utility Room

9'7" x 7'6" (2.91m x 2.28m)



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 and tiled splashbacks, plumbing and space for a dishwasher (freestanding and staying), built-in eye level fan assisted double oven, 4 ring halogen hob, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, double power point(s), opening through to the utility room.

Plumbing and space for automatic washing machine and tumble dryer and large upright fridge/freezer, replacement uPVC double glazed window to side, double radiator, wooden laminate flooring, double power point(s), uPVC double glazed door to rear to garden, personal door to the garage and door to cloakroom.

View of utility Room



Bedroom 1

9'8" x 15'6" (2.95m x 4.72m)



Cloakroom



uPVC double glazed window to front, built-in double wardrobe(s), double radiator, fitted carpet, double power point(s), coved ceiling,

View of Bedroom 1



UPVC double glazed window to rear, two piece suite comprising, vanity wash hand basin in vanity unit with cupboards under and low-level WC, tiled splashbacks, vinyl flooring.

First Floor

Landing



View of Bedroom 1



Fitted carpet, double power point(s), access to space, door to:

Bedroom 2

11'8" x 7'6" (3.55m x 2.29m)



Replacement uPVC double glazed window to front, double radiator, fitted carpet, double power point(s).

View of Bedroom 2



View of Bedroom 3



Bedroom 3

8'10" x 9'6" (2.68m x 2.90m)



Replacement uPVC double glazed window to rear, built-in double wardrobe(s) with sliding doors, single radiator, fitted carpet, double power point(s).

View of Bedroom 3



Bedroom 4

8'3" x 7'10" (2.51m x 2.40m)



Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

Family Bathroom



Three piece suite comprising panelled bath with independent shower over, bath taps and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling, chrome heated towel rail, replacement uPVC double glazed window to rear, vinyl flooring, textured ceiling with two ceiling lights.

View of Family Bathroom



View of Family Bathroom



Outside

Front Garden & Driveway



Recently upgraded frontage with a mono block driveway offering off road parking for 4 cars, inset flower beds, access to the rear garden via sides of the property.

Rear Garden



Enclosed and private rear garden, timber panelled fence to rear and sides, large paved patio in sunny position, laid to lawn, outside cold water tap, gated side access by way of passageway to front from both sides, large garden shed.

View of Rear Garden



View of Rear Garden



are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Single Integral Garage

Integral single garage with rear personal courtesy door to the utility room, power and light connected, glazed window to side, metal up and over door, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, installed 2 years ago.

View From Garden to Lounge/Dining Room



Council Tax Band

Council Tax Band : E

Charge Per Year : £2481.79

Agents Notes

The front drive has been installed within the last two years, along with a new Vaillant boiler.

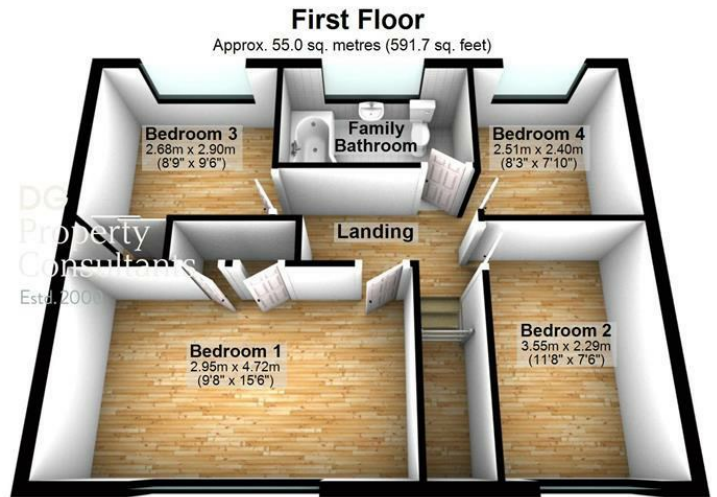
MISDESCRIPTIONS ACT - Sales

Should you be 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.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they



Total area: approx. 122.9 sq. metres (1322.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81
			52

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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