



**DG**  
Property  
Consultants  
Estd. 2000



## **Luton Road,, Chalton, Bedfordshire LU4 9UG**

### **Chain Free £565,000**

Offered with no upper chain.

Situated in the heart of the charming village of Chalton between Toddington, Houghton Regis and Luton, this extended 5 bedroom semi-detached property in Chalton offers extensive living space with all modern conveniences. This property provides ample space for comfortable living with accommodation boasting 2 large reception rooms, a large fitted kitchen/breakfast room, utility room, cloakroom, 5 good size bedrooms an en-suite bathroom plus family bathroom. The gardens are a good size garden, plus ample off road parking for family and friends, also with and a double width garage.

Conveniently located near local schools and amenities in Toddington and Houghton Regis.

Chalton is an ideal spot for commuters with easy access to road and rail links.

This property offers a unique opportunity to embrace the beauty of rural living while staying connected to urban conveniences.



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## Ground Floor Accommodation

### Porch

Glazed entrance door, flooring, door leading into the entrance hallway.

### Entrance Hall



Double radiator, fitted carpet, double power point(s), doorway to living room, door to dining room/family room.

### Living Room

12'0" x 11'6" (3.66m x 3.51m)



UPVC double glazed bay window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), fireplace.

### View of Living Room



### Dining Room / Family Room

13'6" x 14'10" (4.11m x 4.52m)



UPVC double glazed window to side, double radiator, fitted carpet, double power point(s), fireplace with wood burner, beamed ceiling, door to kitchen/breakfast room.

### View of Dining Room / Family Room



**View of Dining Room / Family Room**



**View of Kitchen/Breakfast Room**



**Kitchen/Breakfast Room**  
20'6" x 14'10" (6.25m x 4.52m)



**View of Kitchen/Breakfast Room**



Fitted with a matching range of base and eye level units with worktop space over, twin bowl ceramic sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge/freezer and Aga cooker, double radiator, ceramic tiled flooring, TV point, double power point(s), two uPVC double glazed windows to side incorporating uPVC double glazed double French doors to the rear garden, door to utility room.

**Utility Room**  
5'7" x 9'0" (1.71m x 2.74m)

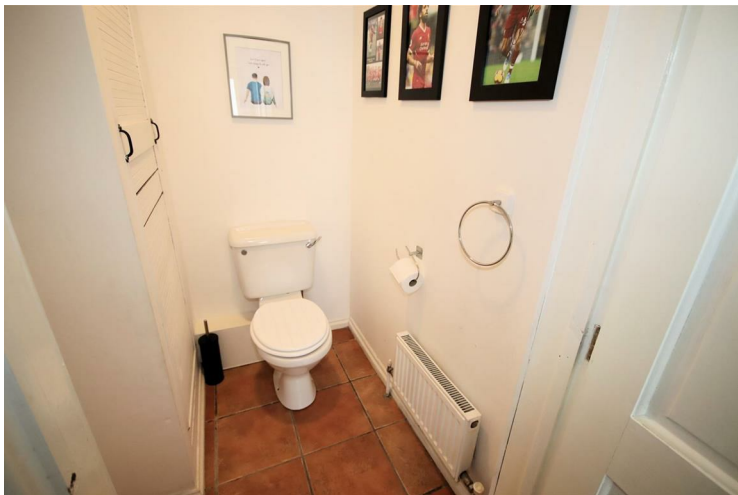


**View of Kitchen/Breakfast Room**



Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with taps, plumbing and space for automatic washing machine, uPVC double glazed window to side, double radiator, ceramic tiled flooring, double power point(s), wall mounted gas boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to rear to garden, door to cloakroom.

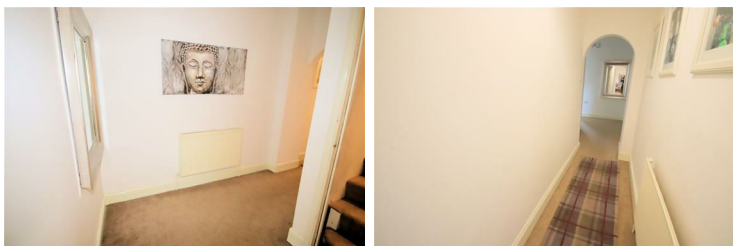
**Cloakroom**



Two piece suite comprising, low level WC, Belfast sink unit with taps, single radiator, ceramic tiled flooring, built in cupboards.

**First Floor Accommodation**

**Landing**



Fitted carpet, double power point(s), doors to bedroom 1,3,4 & family bathroom, stairs to 2nd floor landing.

**Bedroom 1**

14'0" x 14'10" (4.27m x 4.52m)



UPVC double glazed bay window to front, double radiator, fitted carpet, TV point, double power point(s), original cornice style coved.

**View of Bedroom 1**



**Bedroom 3**

13'6" x 19'3" (4.11m x 5.86m)



UPVC double glazed window to side, radiator, fitted carpet, double power point(s).

**View of Bedroom 3**



**View of Bedroom 3**



**Family Bathroom**



**Bedroom 4**

15'0" x 8'6" (4.57m x 2.59m)



Velux skylight window, double radiator, fitted carpet, double power point(s).

**View of Bedroom 4**



Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to side, double radiator, tiled flooring.

**Second Floor Accommodation**

**2nd Floor Landing**



Double radiator, fitted carpet, double power point(s), access to bedroom 2 & 5.

**Bedroom 2**



Velux double glazed skylight window to front, single radiator, fitted carpet, double power point(s), access to the en-suite shower

**View of Bedroom 2**



**Bedroom 5 / Study**  
8'6" x 7'7" (2.59m x 2.30m)



**View of Bedroom 2**



Velux skylight double glazed window to side, radiator, fitted carpet, power points.

**Outside of the property**

**Front Garden**

**Rear Garden**



**En-suite Bathroom**



Three piece suite comprising panelled bath, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to all walls, double glazed velux window to rear.

**View of Rear Garden**



**View of Rear Garden**



**View of Rear Garden**



**Double Width Garage**



Window to side, door, double door.

**Council Tax Band**

Council Tax Band : D

Charge Per Year : £2030.56

**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.

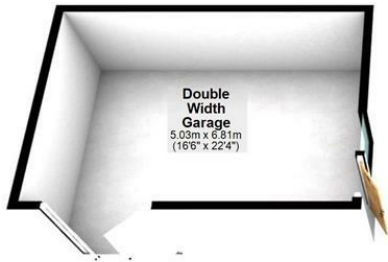
MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All 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.

**Street View**



### Ground Floor

Approx. 111.1 sq. metres (1196.1 sq. feet)



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### First Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



### Second Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Total area: approx. 212.2 sq. metres (2284.5 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	

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