



DG
Property
Consultants
Estd. 2000



Steeple Gardens, Harlington, Dunstable, Bedfordshire LU5 6GL

Asking Price £425,000

DG Property Consultants are delighted to be chosen as agents offering for sale this spacious and well-presented 3-bedroom semi detached new build property (5 years old), ideally positioned in the sought after village of Harlington, close to all local amenities and within catchments for the sought-after Lower, middle, upper schools, also within easy access to open countryside. Excellent links for the commuter with rail links to London via Harlington Train station, also within easy reach of the M1 junction 12.

Accommodation comprises: Entrance hall, cloakroom, a combined lounge/dining room, fitted kitchen/breakfast room, first floor, 3 good size bedrooms, the master bedroom with en-suite shower room plus, family bathroom.

Benefits include Triple glazing, gas central heating, under floor heating and potential to extend into the loft space or to the side on the drive (stpp), also offered as a chain free purchase.

Call Team DG on 01582-580500 to arrange your viewing.



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Ground Floor Accommodation

Entrance Hall



Entrance door, wooden flooring, double power point(s), underfloor heating, carpeted stairs to first floor landing, door kitchen/breakfast room, lounge/dining room, cloakroom.

Cloakroom



UPVC triple glazed window to front, two piece suite comprising, wash hand basin and low-level WC,s and half height ceramic tiling, ceramic tiled flooring, power point(s), recessed ceiling spotlights.

Kitchen/Breakfast Room

15'0" x 10'6" (4.57m x 3.20m)



Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, integrated fridge/freezer and automatic washing machine, builtin electric fan assisted double oven, four ring gas hob with extractor hood over, built-in microwave oven, uPVC triple glazed window to front, ceramic tiled flooring, underfloor heating, double power point(s), recessed ceiling spotlights.

View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



View of Kitchen/Breakfast Room



View of Lounge/ dining Room



View of Kitchen/Breakfast Room



View of Lounge/ dining Room



Lounge/Dining Room

12'0" x 18'1" (3.66m x 5.51m)



First Floor Accommodation

Landing



UPVC triple glazed windows to rear, two upvc triple glazed windows to the the rear aspect incorporating uPVC triple glazed French double doors to rear to garden, wooden flooring, underfloor heating, telephone point(s), TV point(s), double power point(s), panelling on walls, built in storage cupboard.

UPVC triple glazed window to side, fitted carpet, double power point(s), two built in storage cupboards, access to loft space via built in ladder with storage & CH combination boiler, access to all first floor rooms. Potential to extend into the loft space.

Bedroom 1

12'2" x 11'0" (3.71m x 3.35m)



UPVC triple glazed window to rear, single radiator, fitted carpet, TV point(s), double power point(s), door to en-suite shower room.

View of Bedroom 1



View of En-suite Shower Room



View of En-suite Shower Room



Bedroom 2

10'6" x 11'0" (3.20m x 3.35m)



En-suite Shower Room



Three piece suite comprising tiled double shower cubicle with power shower and glass screen, wash hand basin, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring.

UPVC triple glazed window to front, single radiator, fitted carpet, TV point(s), double power point(s).

View of Bedroom 2



Bedroom 3

10'0" x 7'0" (3.05m x 2.13m)



UPVC triple glazed window to rear, single radiator, fitted carpet, TV point(s), double power point(s).

View of Bedroom 3



Family Bathroom



Three piece comprising panelled bath with shower over and glass screen, wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, uPVC triple glazed window to front.

View of Family Bathroom



Front Garden



Front lawn with path leading to the front of the property, front mono block driveway and additional drive to the side allowing off road parking for 3 vehicles, side access to the rear garden

Rear Garden



Enclosed by timber fencing, patio area, lawn area, side access to the front.

View of Rear Garden



View of Rear Garden



View of Rear Garden

Council Tax Band

Council Tax Band : D

Charge Per Year : LU5 6GL

Outside of the property

Management / Service Information

Management / Maintenance: £879.60 per annum approximately Broadoak Management Ltd.

The above information has been supplied to us by the vendor and we recommend that the full terms of the management/services charge should be qualified by the purchasers solicitors prior to exchange of contract.

MISDESCRIPTIONS ACT - Sales

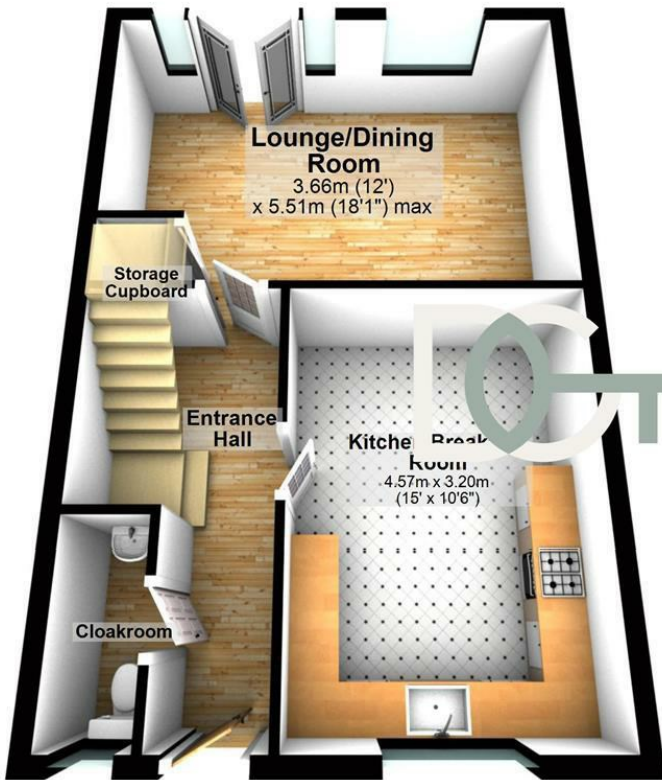
Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

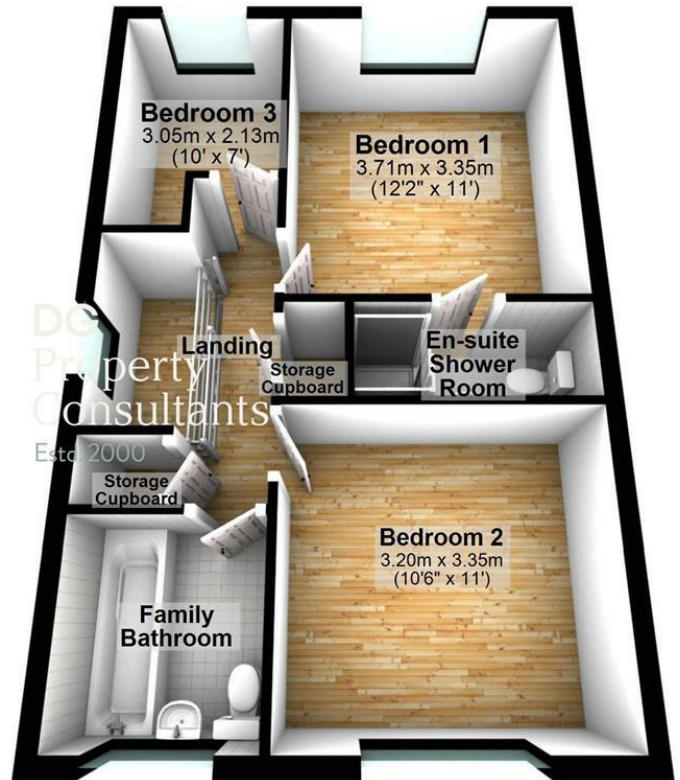
1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

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.

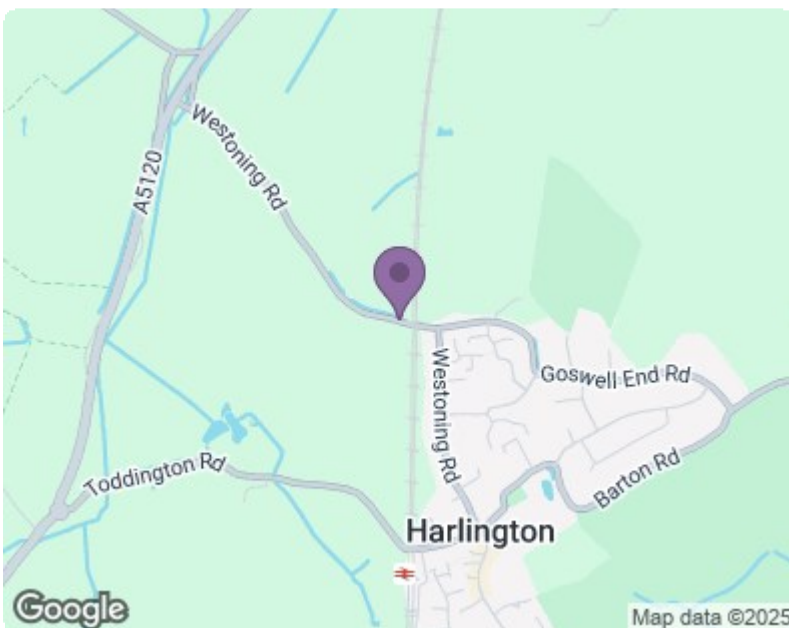
Ground Floor



First Floor



Total area: approx. 90.1 sq. metres (969.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	95
(81-91) B	84
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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