



DG
Property
Consultants
Estd. 2000



Monmouth Close, Toddington, Dunstable, Bedfordshire LU5 6AQ

Asking Price £485,000

Monmouth Close Toddington is located conveniently within walking distance of local amenities and the hub of the village. Also, within walking distance from sought after local schools and within easy access to mainline rail services (Harlington station) and M1 access, making this property ideal for a commuter. This extended 3 bedroom semi detached property combines comfort and space, with potential for further extension to the side and rear. Accommodation comprising: Entrance hall, lounge, separate dining room that's combined by archway, extended fitted good size kitchen and a ground floor family bathroom. The 1st floor offers 3 generous bedrooms and cloakroom for convenience. Outside the properties south facing 100ft private landscaped low maintenance rear gardens, providing an excellent retreat for outdoor relaxation. With off road parking available for up to 6 vehicles to the front & side drives, plus a single garage. Benefits include: New double glazing and full gas central heating. Book your viewing today and don't miss out on the opportunity to make this delightful property in a sought-after village location your own.



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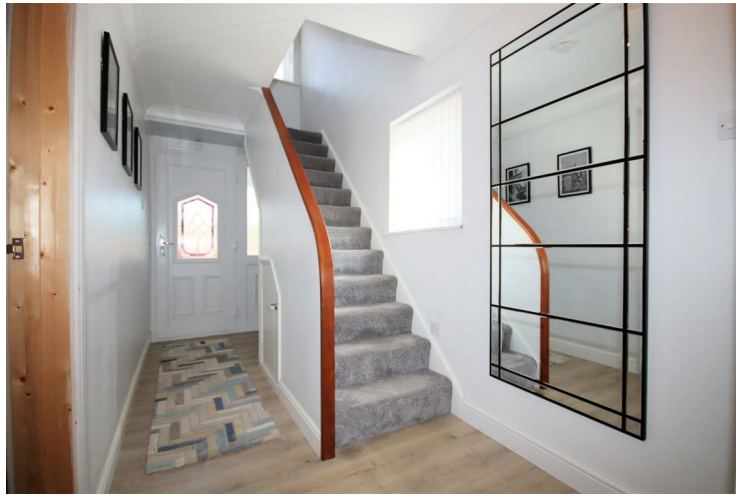


Ground Floor Accommodation

Entrance Porch

uPVC double glazed window to front, two uPVC double glazed windows to side, uPVC double glazed window, wooden laminate flooring, uPVC double glazed door leading into the entrance hall.

Entrance Hall



UPVC double glazed window to side, double radiator, wooden laminate flooring, telephone point(s), double power point(s), coved ceiling, carpeted stairs first floor landing, understairs storage cupboard, doors to lounge, dining room and ground floor bathroom.

Living Room

13'8" x 11'6" (4.16m x 3.50m)



UPVC double glazed window to front, fireplace with wood burner stove with glass door set in chimney and hearth, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, archway opening through to the dining room.

View of Living Room



Dining Room

9'3" x 11'6" (2.82m x 3.50m)



Two internal block feature windows to rear into the kitchen, double radiator, wooden laminate flooring, double power point(s), coved ceiling, folding door to the kitchen.

View of Dining Room



Fitted Kitchen

8'6" x 13'6" (2.59m x 4.11m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and for space for dishwasher, automatic washing machine, space for a fridge and freezer and cooker, gas point for cooker, uPVC double glazed window to side, ceramic tiled flooring, double power point(s), coving to textured ceiling, two uPVC double glazed windows to rear incorporating uPVC double glazed French double doors to rear to garden.

View of Kitchen



View of Kitchen



Family Bathroom



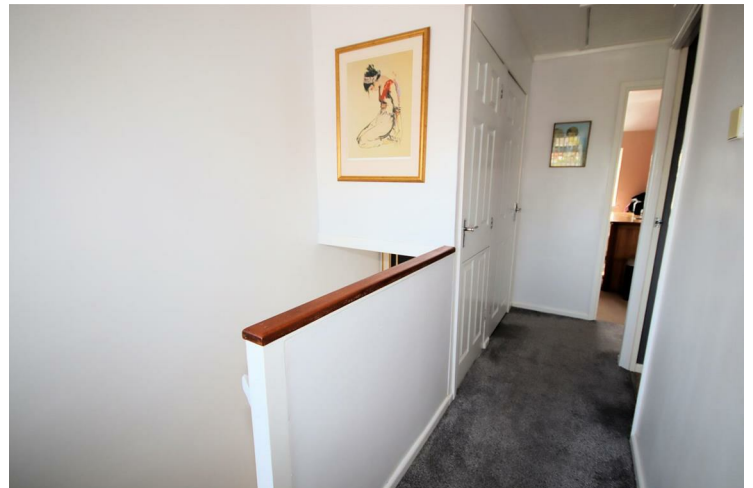
Fitted with three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC double glazed window to side, ceramic tiled flooring, coving to textured ceiling.

View of Bathroom



First Floor Accommodation

Landing



UPVC double glazed window to front, fitted carpet, access to loft space, door to cloakroom, storage cupboard housing combination boiler.

Cloakroom



UPVC double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, tiled splashback, fitted carpet.

Bedroom 1

12'6" x 9'7" (3.81m x 2.93m)



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

View of Bedroom 1



Bedroom 2

9'10" x 11'5" (3.00m x 3.49m)



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

View of Bedroom 2



Bedroom 3

9'7" x 7'10" (2.91m x 2.39m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

Outside of the property

Frontage & Drive



Mono block frontage with off road parking for 6 vehicles to the front and behind the double gates leading to the rear garden and single garage.

Rear Garden



South facing rear garden approx 100ft in length. fully enclosed and very well presented with patio area, gravelly borders and paths, mature shrubs to borders, outside storage shed, access to the garage, side gate leading the side and front of property.

View of Rear Garden



View of Rear Garden



View of Rear Garden



View of Rear Garden



Side of Property



Single Garage

22'10" x 9'5" (6.96m x 2.88m)

Detached single garage with power and light connected, uPVC double glazed window to rear, metal up and over door, uPVC glazed door to rear garden.

Council Tax Band

Council Tax Band : D

Charge Per Year : £2030.56

MISDESCRIPTIONS ACT - Sales

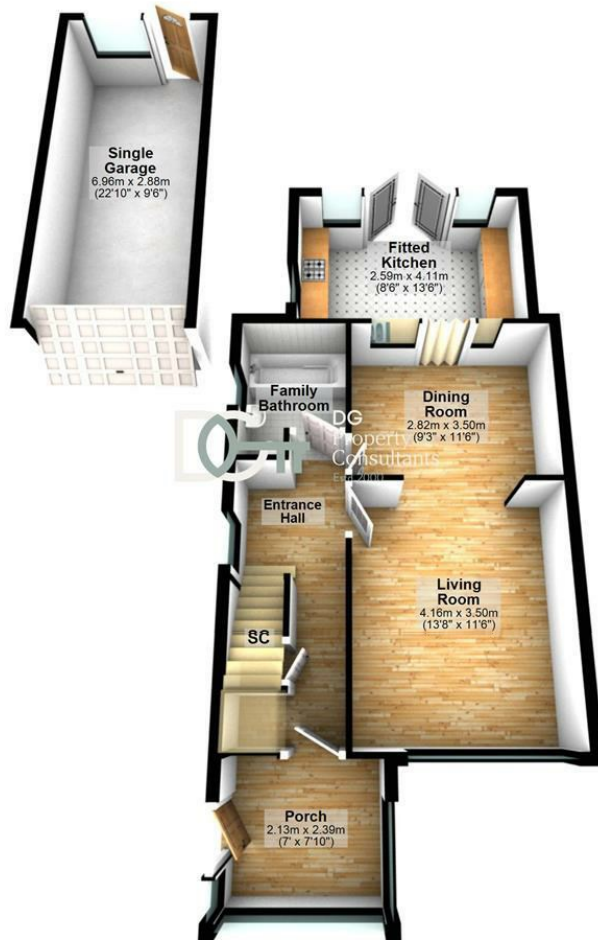
Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

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.

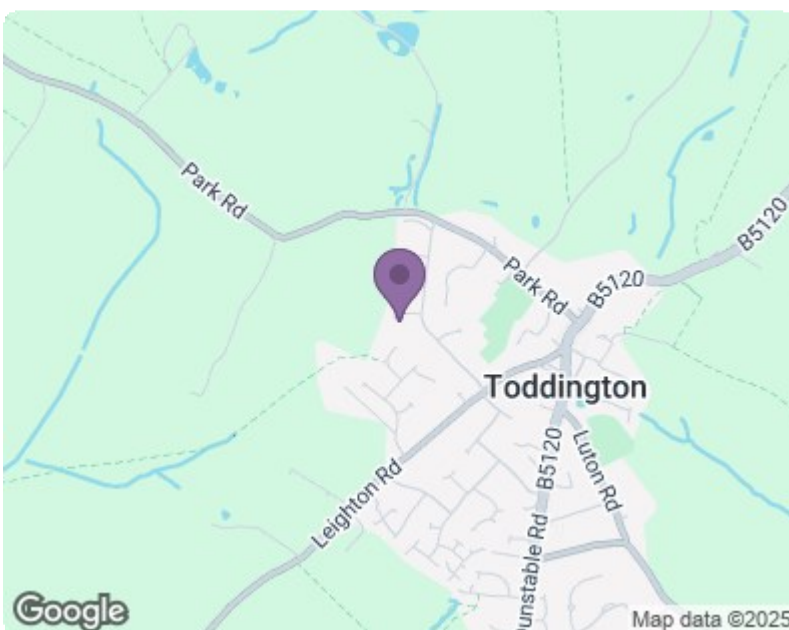
Ground Floor



First Floor



Total area: approx. 112.0 sq. metres (1205.8 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 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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