



DG
Property
Consultants
Estd. 2000



Chapel Close, Toddington, Dunstable, Bedfordshire LU5 6AZ

Asking Price £455,000

This extended 3 bedroom semi-detached Bungalow is located in the picturesque village of Toddington. Ideal for commuters, the property offers excellent access to both rail and road links. Families will appreciate the proximity to outstanding local schools, the vibrant village hub, and the opportunity for scenic countryside walks right on your doorstep. The ground floor accommodation includes a generously sized fitted kitchen/breakfast room overlooking the rear garden. The lounge and dining room are positioned at the front of the property. Also on the ground floor are the master bedroom, a second bedroom, and the family bathroom. The third bedroom, complete with an en-suite shower room, is located on the first floor.

The property further benefits from a spacious frontage with off-road parking for up to six vehicles, a single garage, and a good-sized rear garden. Offered with no upper chain.

Don't miss the opportunity to make this spacious bungalow your new home!

Call us on 01525-310200 to arrange your viewing.



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200



Ground Floor Accommodation

Entrance Hall

uPVC double glazed entrance door, single radiator, wood laminate flooring, power points, doors to lounge, bedroom 2, kitchen/breakfast room and family bathroom, built-in understairs storage cupboard.

Lounge

13'5" x 10'6" (4.10m x 3.19m)



UPVC double glazed window to front, single radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), 2 x wall light point(s), archway opening through to the dining room.

View of Lounge



View of Lounge



Dining Room

9'1" x 9'6" (2.76m x 2.89m)



UPVC double glazed bow bay window to front, single radiator, fitted carpet, double power point(s), wall light point(s), door to lobby leading to stairs and access to bedroom 3.

View of Dining Room



Kitchen/Breakfast Room

17'10" x 9'6" (5.43m x 2.89m)



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 space for automatic washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, ceramic electric hob with extractor hood over, uPVC double glazed window to side, double radiator, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, double glazed patio door to garden, door to master bedroom.

View of Kitchen/Breakfast Room



Bedroom 1

15'6" x 10'6" (4.72m x 3.19m)



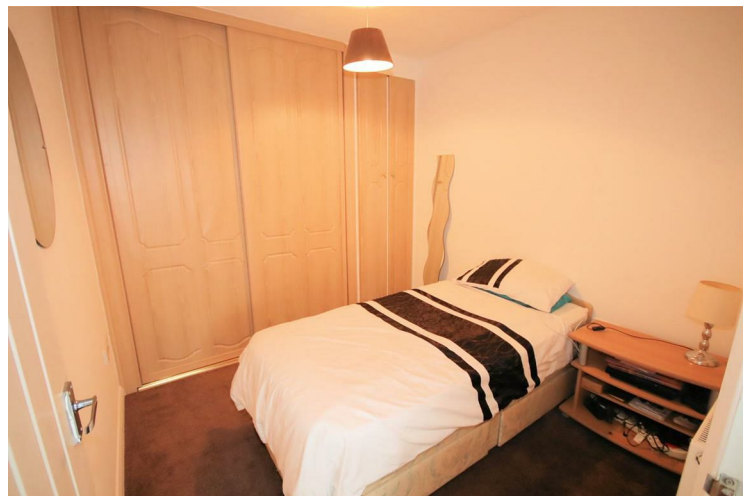
UPVC double glazed window to rear, fitted double wardrobe(s) with 2 x dressing table, single radiator, fitted carpet, double power point(s).

View of Bedroom 1



Bedroom 2

8'6" x 10'6" (2.60m x 3.19m)



Fitted double wardrobe(s) with full length sliding door, single radiators, fitted carpet, double power point(s).

Family Bathroom



Fitted with three piece suite comprising panelled bath with independent shower over and folding glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC double glazed window to side, single radiator, ceramic tiled flooring.

Inner Lobby

Carpeted Stairs leading to bedroom 3.

First Floor Accommodation

Bedroom 3

10'3" x 9'7" (3.13m x 2.91m)



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

View of Bedroom 3



En-suite Shower Room



Three piece suite comprising recessed tiled shower cubicle with shower and folding glass screen, vanity wash hand basin in vanity unit with cupboards under, low-level WC, ceiling extractor fan, full height tiling to all walls, ceramic tiled flooring.

View of En-suite Shower Room



Outside of the property

Frontage & Drive

Front boundary wall with front border, large mono block front drive also leading the side and garage access, off road parking for up to 6 vehicles, side gate to the rear garden.

Rear Garden



Enclosed by fencing, laid to lawn, 2 x storage sheds, patio area, side gate giving access to the front.

View of Rear Garden



Single Garage

Brick built single garage with up and over door to the front, side personal door to the garden, power and lighting connected.

Council Tax Band

Council Tax Band : C

Charge Per Year : £1988.04

Agents Notes

The property has had a new central heating boiler installed along with a alarmed system installed in December 2024.

MISDESCRIPTIONS ACT - Sales

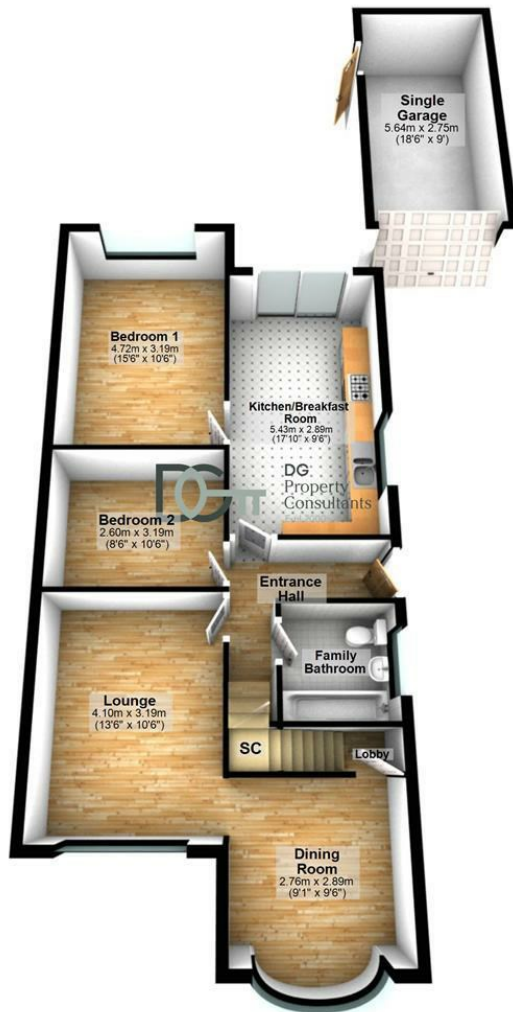
Should you be interested in this property all negotiations should be conducted through DG Property Consultants. Supporting evidence will be required for your method of purchase.

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

MISDESCRIPTIONS A C T - D G property consultants f o r 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. 101.7 sq. metres (1094.7 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	

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200

