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Property
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Estd. 2000



Meadow Road, Toddington, Bedfordshire LU5 6BB

Asking Price £449,995

Meadow Road is situated in the charming village of Toddington, ideally positioned within walking distance of local amenities, village shops, and well-regarded schools. With easy access to mainline rail services at Harlington Station and the M1 motorway, this property is perfectly suited for commuters seeking both convenience and countryside living. This superbly extended 3/4-bedroom semi-detached home offers a wonderful blend of comfort and generous family living space. The accommodation comprises: Entrance porch, a welcoming front lounge, and an impressive open-plan refitted kitchen/family room plus dining area, ideal for modern family life. Adjoining this space is a useful utility room and a convenient downstairs shower room, along with an additional reception room that can serve as a fourth bedroom or home study-office.

Upstairs, the first floor features three double bedrooms and a stylish refitted four-piece family bathroom. Outside, the property boasts a landscaped private rear garden, providing an excellent setting for outdoor relaxation and family gatherings. Plus, the front offers off-road parking for three vehicles. Further benefits include full double glazing and gas central heating throughout.

Don't miss your chance to own this delightful home in a highly sought-after village location.

Call Team DG on 01525 310200 to arrange your viewing today.



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

dgpropertyconsultants.co.uk
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Ground Floor Accommodation

Entrance Porch

Composite entrance door, UPVC double glazed window to side, ceramic tiled flooring, door lounge.

Lounge

16'6" x 10'8" (5.03m x 3.25m)



UPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), carpeted stairs to first floor landing, doors to dining area leading to kitchen/family room, door to study/ ground floor bedroom 4.

View of Lounge



Study / Bedroom 4

14'6" x 7'6" (4.43m x 2.29m)



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), built-in storage cupboard housing the wall mounted gas combination boiler with heating timer control.

View of Study / Bedroom 4



Dining Area

8'6" x 9'0" (2.59m x 2.74m)



Double radiator, karndean flooring, double power point(s), opening into kitchen / family room, door to:

View of Dining Room



View of Kitchen / Family Room



Kitchen / Family Room

15'5" x 18'6" (4.71m x 5.64m)



View of Kitchen / Family Room



Refitted kitchen with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink unit with single drainer, mixer tap and splashbacks, matching central island unit with breakfast bar, built-in integrated full height larder fridge and full height freezer integral dishwasher, built-in eye level electric fan assisted double oven, five ring induction hob with extractor hood over, UPVC double glazed window to rear, vaulted ceiling with recessed ceiling spotlights and four double glazed skylights, double radiator, karndean flooring, double power point(s), UPVC double glazed French double doors to the garden, door to utility room.

View of Kitchen / Family Room



Utility Room

5'9" x 5'4" (1.74m x 1.62m)



Base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, single radiator, karndean flooring, double power point(s), two recessed ceiling spotlights, door to ground floor shower room.

Shower Room



Refitted with three piece suite comprising tiled double shower cubicle with power overhead rain shower unit and a hand held shower attachment with sliding glass screen, wash hand basin, low level WC , extractor fan, karndean flooring.

First Floor Accommodation

Landing



UPVC double glazed window to side, fitted carpet, double power point(s), access to loft space, doors to all first floor rooms.

Bedroom 1

14'5" x 12'0" (4.40m x 3.65m)



UPVC double glazed window to rear, three combined fitted double wardrobes with full-length sliding doors 2 x mirrored, all with hanging rail, shelving and overhead storage, single radiator, wooden laminate flooring, double power point(s), recessed ceiling spotlights.

View of Bedroom 1



Bedroom 2

10'0" x 11'0" (3.05m x 3.35m)



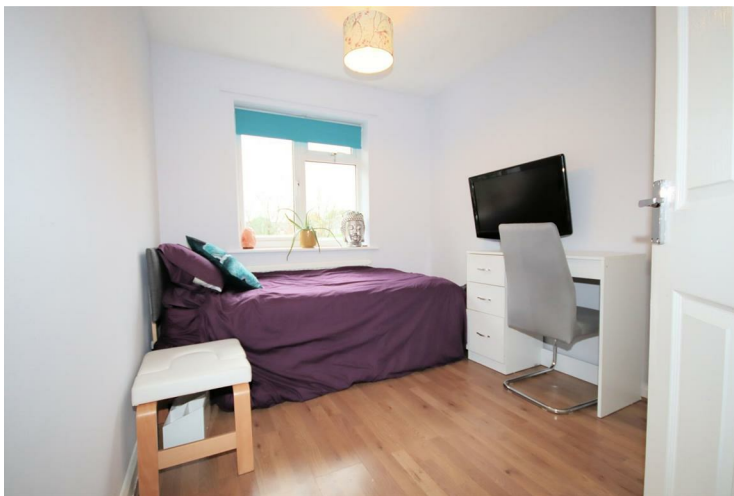
UPVC double glazed window to front, a range of built-in double wardrobe(s) with full-length sliding doors 1 x mirrored, single radiator, fitted carpet, double power point(s).

View of Bedroom 2



Bedroom 3

10'2" x 7'8" (3.11m x 2.34m)



UPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s).

Family Bathroom



Four piece suite comprising panelled bath with hand shower attachment over, vanity wash hand basin in vanity unit with cupboards under, recessed tiled double shower cubicle with power overhead rain shower unit and a hand held shower attachment with sliding glass screen, low-level WC, half height ceramic tiling to all walls, towel rail, ceiling extractor fan, uPVC double glazed window to rear, ceramic tiled flooring, recessed ceiling spotlights.

View of Family Bathroom



Outside of the property

Front Garden & Drive

Front age with mono block drive allowing off road parking for 3 vehicles, front lawn, side access via gate to the rear garden.

Rear Garden



Mono block patio area, step down to the lawn, stocked with mature shrubs, rear decking area with a large outhouse with power and lighting.

Side passage way leading to the front, outside storage cupboard housing gas & electric meters.

View of Rear Garden



View of Rear Garden



Council Tax Band

Council Tax Band : D

Charge Per Year : £2236.55

MISDESCRIPTIONS ACT - Sales

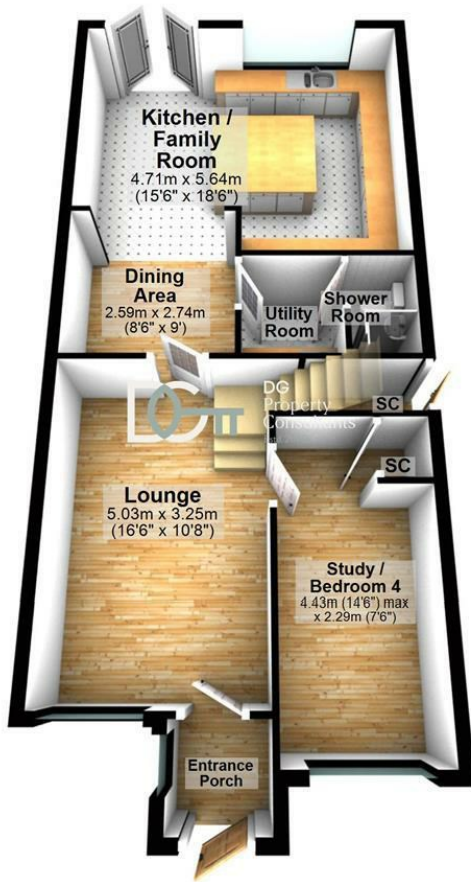
Should you be interested in this property all negotiations should be conducted through DG Property Consultants. Supporting evidence will be required for your method of purchase.

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. 111.8 sq. metres (1203.9 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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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