



DG
Property
Consultants
Estd. 2000



Gilderdale, Leagrave, Luton, Bedfordshire LU4 9NB
Asking Price £335,000

Situated in a quiet cul-de-sac in the sought-after Leagrave area of Luton, this updated move-in ready 3-bedroom end-terrace home provides blended comfort, convenience, and potential offering immediate occupancy or fast investor rental income. Inside, a hallway greets you and leads to a spacious living room and through to an entertainer's fitted kitchen/dining area. Upstairs are 3 well-proportioned bedrooms, including a master with built-in wardrobes, and a family bathroom. The property sits on a larger-than-average plot with an adjoining single garage for secure parking or storage, a lawned front garden with private driveway for valuable off-street 2-3 car parking, and a sizable enclosed rear landscaped garden accessible via French doors or a direct garage doorway.

Key features include uPVC doors/windows, an upgraded boiler and radiators, updated electric panel, a boarded loft, fresh paint, and new flooring throughout. The home offers excellent potential for extension (subject to planning). Conveniently near shops, highly rated schools, parks, and offering rapid rail or road access to Central London and motorway links, the property is available chain-free.

Contact Team DG at 01582-580500 to arrange your opportunity to view this well-presented home.



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

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PROTECTED

The Property
Ombudsman

Ground Floor Accommodation

Entrance Hall

uPVC double glazed entrance door, fitted carpet, double power point(s), carpeted stairs to first floor landing, door to living room.

Living Room

15'0" x 14'6" (4.58m x 4.42m)



UPVC double glazed window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), double doors to the kitchen/dining room.

View of Living Room



Kitchen/Dining Room

10'0" x 14'6" (3.06m x 4.42m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink with single drainer, mixer tap and tiled splashbacks, plumbing and space for dishwasher and automatic washing machine, space for fridge, built-in eye level oven, four ring gas hob with extractor hood above, uPVC double glazed window to rear, vinyl flooring, double power point(s), personal door to garage, uPVC double glazed french door to the garden.

View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Kitchen/Dining Room



First Floor Accommodation

Landing



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

Bedroom 1

9'0" x 11'6" (2.74m x 3.50m)



UPVC double glazed window to front, built-in wardrobe(s), single radiator, fitted carpet, double power point(s).

View of Bedroom 1



Bedroom 2

9'10" x 7'0" (3.00m x 2.13m)



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

Bedroom 3

8'6" x 7'3" (2.59m x 2.20m)



UPVC double glazed window to rear, fitted carpet, power points, single radiator.

Family Bathroom



Fitted with a three piece suite comprising panelled bath with one independant shower & one hand held shower attachment and mixer tap, pedestal wash hand basin and low-level WC, full

height ceramic tiling to all walls, single radiator, ceramic tiled flooring.

Outside of the property

Front Garden

Private front drive with parking for 2/3 vehicles, front lawn.

Single Attached Garage

With power and light connected, metal up and over door, door to rear garden.

Rear Garden



Enclosed by fencing, fully paved with raised and side borders, mature shrubs, access to the garage and through to the front of the property.

Council Tax Band

Council Tax Band : C

Charge Per Year : £2062.61

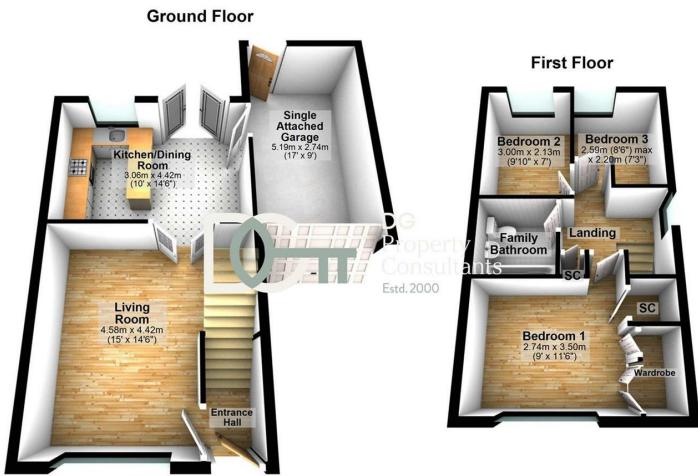
MISDESCRIPTIONS ACT - Sales

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

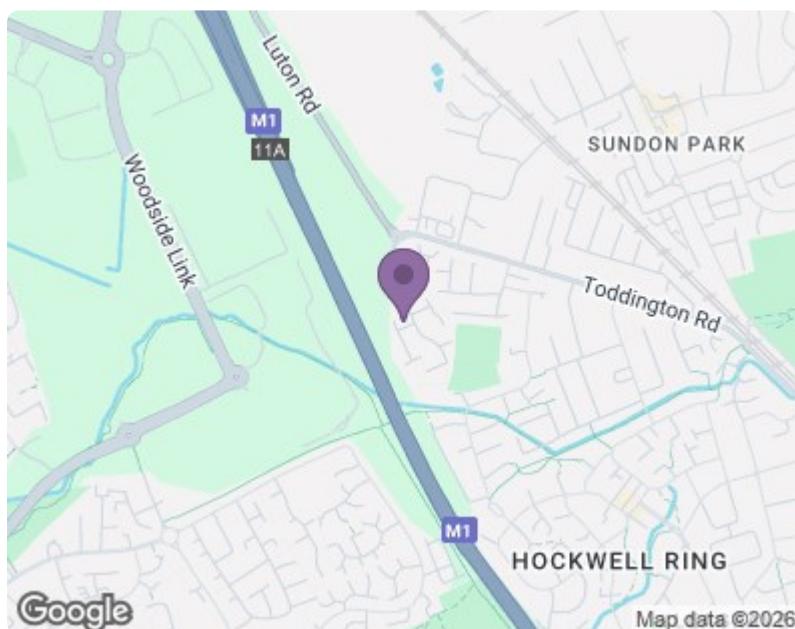
Supporting evidence will be required for your method of purchase.

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.



Total area: approx. 83.1 sq. metres (894.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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		
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Not environmentally friendly - higher CO ₂ emissions			
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