



Connells

Toddington Road
Luton



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Property Description

Connells Leagrave present a five bedroom detached family home. Toddington Road briefly comprises an entrance hall, two generously sized lounge areas, open plan kitchen/diner with an island, cloakroom, large utility room/sitting room and bedroom with an en-suite bathroom. The upper floor contains three generously sized bedrooms, one of which has an en-suite and built in wardrobe space and a family bathroom. Externally the property benefits from off street parking for multiple vehicles with a large rear garden. Including large annex, fully insulated with kitchen and bathroom

Toddington Road is located in Leagrave LU4 and is perfectly situated for a short walk to Leagrave Station which is a commuter favourite to get from Luton to London in under an hour. There's also a vast array of local facilities from schools to shopping and road links to recreational grounds. The M1 Junction 11 is a few moments drive away and acts as a main thread to and from London and the North.

Entrance Porch

Double glazed door to front aspect.

Entrance Hall

Double glazed door to front aspect. Radiator.

Dining Room/Bedroom Five

12' 1" x 11' 11" (3.68m x 3.63m)
Double glazed bay window to front aspect.
Television and telephone points. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level wc and wash hand basin. Radiator.

Lounge

19' 11" x 11' 7" (6.07m x 3.53m)
Double glazed bay window to front aspect. Television and telephone points. Radiator.

Kitchen/Diner

25' 1" x 11' 8" (7.65m x 3.56m)
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Gas cooker with gas hob. Island.

Utility Room Room One/Sitting

12' 1" x 10' 10" (3.68m x 3.30m)
Door to rear aspect. Double glazed window to rear aspect. Plumbing for a washing machine and tumble dryer. Work surfaces over incorporating a stainless steel sink and drainer unit.

Bedroom One

15' 10" x 10' 11" (4.83m x 3.33m)
Double glazed window to front aspect. Radiator.

En Suite

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Radiator.

First Floor Landing

Double glazed velux window to side aspect. Radiator.

Bedroom Two

12' x 11' 5" (3.66m x 3.48m)
Double glazed window to front aspect. Walk in wardrobe. Radiator.

En Suite

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Radiator.

Bedroom Four

10' 8" x 7' 1" (3.25m x 2.16m)
Double glazed velux window to side aspect. Radiator.

Bedroom Three

13' 4" x 12' 4" (4.06m x 3.76m)
Double glazed window to rear aspect. Radiator.

Bathroom

12' 4" x 5' 8" (3.76m x 1.73m)
Velux window to side aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Shaver point. Radiator.

Annexe

29' 9" x 10' (9.07m x 3.05m)
Double glazed patio doors leading to side aspect. Electric heater.

Kitchen Area

7' 1" x 6' 6" (2.16m x 1.98m)
Window to rear aspect. Wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit.

Bathroom

Suite comprising shower cubicle, wash hand basin and low level wc.

Front Garden

Block paved driveway providing off road parking for up to four vehicles.

Rear Garden

Patio area leading to lawn area. Shed.





To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/LGR311109](https://www.connells.co.uk/Property/LGR311109)

Tenure: Freehold



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