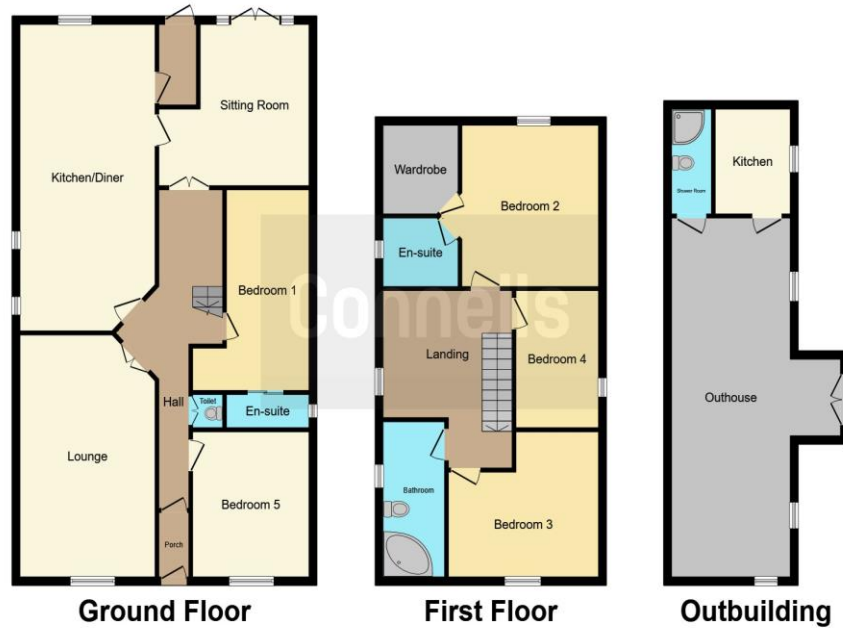




**Connells**

Toddington Road  
Luton



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## Property Description

Connells Legrave 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 Legrave LU4 and is perfectly situated for a short walk to Legrave 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

Door to front aspect. Radiator.

## Cloakroom

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

## Lounge

19' 9" x 11' 6" ( 6.02m x 3.51m )  
Double glazed window to front aspect.  
Television point. Radiator.



## Kitchen/Diner

25' 1" x 11' 8" ( 7.65m x 3.56m )  
Double glazed windows to side and rear aspects. 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. Space for a fridge/freezer. Freestanding gas cooker. Cooker hood over. Television and telephone points. Radiator.

## Sitting Room

16' 5" x 12' 1" ( 5.00m x 3.68m )  
Double glazed window and patio doors to rear aspect. Base units incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Radiator.

## Utility Room

6' 8" x 5' ( 2.03m x 1.52m )  
Double glazed door and 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. Combi boiler. Radiator.

## Bedroom One

15' 8" x 10' 9" ( 4.78m x 3.28m )  
Double glazed window to side aspect. Television point. Radiator.

## Ensuite

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

## Bedroom Five

12' 7" x 11' 8" ( 3.84m x 3.56m )  
Double glazed window to front aspect. Radiator.

## First Floor Landing

Double glazed window to side aspect. Loft access.

## Bedroom Three

13' 2" x 12' 4" ( 4.01m x 3.76m )  
Double glazed window to front aspect. Walk in cupboard. Radiator.

## Ensuite

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

## Bedroom Two

13' 3" x 12' 4" ( 4.04m x 3.76m )  
Double glazed window to rear aspect. Radiator.

## Bedroom Four

10' 6" x 7' 1" ( 3.20m x 2.16m )  
Double glazed velux window to side aspect. Radiator.

## Bathroom

Double glazed velux window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Shaver point. Part tiled. Radiator.

## External

### Front Garden

Block paved driveway for off road parking.

### Rear Garden

Laid to lawn with a patio area. Shed.

## Outbuilding

30' 1" x 10' 9" Plus door recess ( 9.17m x 3.28m Plus door recess )  
Double glazed door to front aspect. Double glazed windows to side and front aspects. Electric heater.  
Double glazed window to front aspect. Suite comprising electric shower, wash hand basin and low level wc. Fully tiled.  
Double glazed windows to front and side aspects. Base units incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine.





To view this property please contact Connells on

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 Band: D

Tenure: Freehold

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