

Dunstable Office:

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HOUSEHOLD
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4a St. Georges Close, Toddington, Bedfordshire, LU5 6AT

Offers Over £475,000 Freehold



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The Property Experts with the Personal Touch

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Offers Over £475,000



Hall

Entered via double glazed front door, staircase to the first floor, under floor heating throughout the downstairs.

Cloakroom

Fitted with a low level W.C, wash hand basin with vanity under

Study

6'2" x 9'0" (1.88m x 2.74m)

Double glazed sash window to front aspect with bespoke shutter, fitted study furniture including desk and shelving

Living Room

19'6" x 11'9" (5.94m x 3.58m)

Double glazed sash window to front aspect with bespoke shutter, feature fireplace with inset gas fire, bi folding double glazed doors onto the rear garden

Kitchen/Dining Room

18'10" x 10'2" ext to 12'5" (5.74m x 3.10m ext to 3.78m)

Fitted with a range of "Shaker" style floor and wall units with worktop over, stainless steel sink unit, fitted double oven, induction hob and extractor chimney, integrated fridge freezer, dishwasher and washer/dryer and wine cooler, built in storage cupboard, inset spotlighting, bi folding double glazed doors to rear garden, double glazed sash window to side aspect with bespoke shutter.

Landing

Double glazed sash window to rear aspect, hatch to loft, airing cupboard

Bedroom 1

14'4" x 11'9" (4.37m x 3.58m)

Double glazed sash window to rear aspect with lovely views towards the church, fitted wardrobes, radiator

En-suite Shower Room

Fitted with close coupled W.C, wash hand basin with vanity under, double shower, heated towel rail, double glazed sash window to front aspect.

Bedroom 2

8'9" x 9'3" (2.67m x 2.82m)

Double glazed sash window to front aspect, radiator, fitted wardrobes

Bedroom 3

7'5" x 7'11" (2.26m x 2.41m)

Double glazed sash window to rear aspect with lovely views towards the church

Bathroom

Double glazed sash window to front aspect, close coupled W.C, wash hand basin with vanity under, heated towel rail, panelled bath with shower screen

Outside

Rear Garden

Indian stone patio area, then laid to lawn with various plants and shrubs, double gated access to front aspect, gated access to the driveway to the rear, outside electric point, outside tap

Front Garden

Various plants and shrubs, pathway to the front door

Driveway

Mono blocked driveway providing off road parking

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional **Toddington:** 2-4 High Street
Office: - 01525 877 771

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MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give 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 any 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 purchasers 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 Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Located in this idyllic position with views over St Georges church to the rear, this three bedroom detached home is only a short stroll to the village amenities, which include the highly rated local Schools, vibrant High street shopping parade, Doctors and Dentists surgeries and the traditional village Green. For the commuter, the M1 (Junction 12) and Harlington train station are a short drive away. The accommodation comprises entrance hall, Living room, study, cloakroom and fitted kitchen/dining room to the ground floor with En suite to bedroom one, two further bedrooms and family bathroom to the first floor. Outside there are front and rear gardens with driveway providing off road parking to the rear. **** NO UPPER CHAIN**** Call now to arrange a viewing.



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Road Map



Hybrid Map



Terrain Map



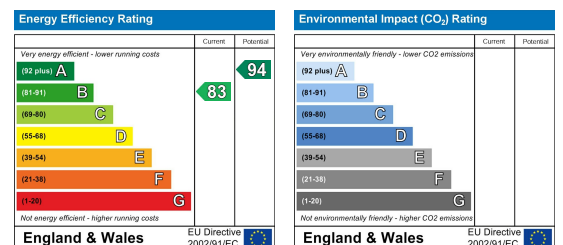
Floor Plan



Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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