

Dunstable Office:

01582 477 077



HOUSEHOLD
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73a Leighton Road, Toddington, LU5 6AL

Offers Over £475,000 Freehold



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The Property Experts with the Personal Touch

73a Leighton Road, Toddington, LU5 6AL

Offers Over £475,000



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

The Property Experts with the Personal Touch

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.

Rarely available plot of land with planning permission for a three bedroom detached bungalow, on one of Toddington's most sought after roads. Located in the village of Toddington, which has highly rated local Schools, a vibrant High street shopping parade and for the Commuter, both Harlington train station and the M1 (Junction 12) are a short drive away. A great opportunity to self build to your own specification, call now to arrange a site visit.



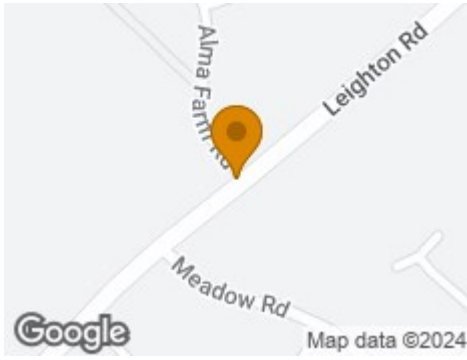
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Road Map



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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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