

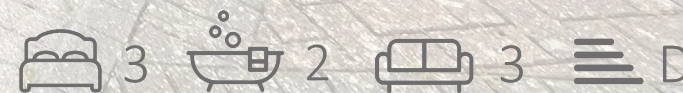
Dunstable Office:  
**01582 477 077**



Residential Sales • Property Management • Lettings



11 Meadow Road, Toddington, Bedfordshire, LU5 6BB  
**£450,000**



# 11 Meadow Road, Toddington, Bedfordshire, LU5 6BB

Located in the village of Toddington, this extended three bed semi detached would be ideal for a growing family. The highly rated local Schools are only a short walk away as are the Village High Street shopping parade and traditional village Green. For those who face the daily Commute, Harlington train station and the M1 are a short drive away. The accommodation comprises entrance hall, living/dining room, kitchen/family room, breakfast area, utility and refitted shower room. On the first floor there are three first floor bedrooms and refitted bathroom. Outside there is an extensive "L" shaped rear garden, with driveway, garden and garage to the front. Contact us now to arrange a viewing.



## Entrance Hall

13'9" x 6'1" (4.19m x 1.85m)

## Living/Dining Room

24'9" x 10'4" (7.54m x 3.15m)

## Kitchen/Family Room

9'0" x 16'8" (2.74m x 5.07m)

## Breakfast Area

10'1" x 7'5" (3.07m x 2.26m)

## Utility Room

6'4" x 7'5" (1.93m x 2.26m)

## Shower Room

7'0" x 4'8" (2.13m x 1.42m)





Landing

Bedroom 1

12'7" x 10'0" (3.84m x 3.05m)

Bedroom 2

10'0" x 10'0" (3.05m x 3.05m)

Bedroom 3

9'9" x 6'5" (2.97m x 1.96m)

Bathroom

Rear Garden

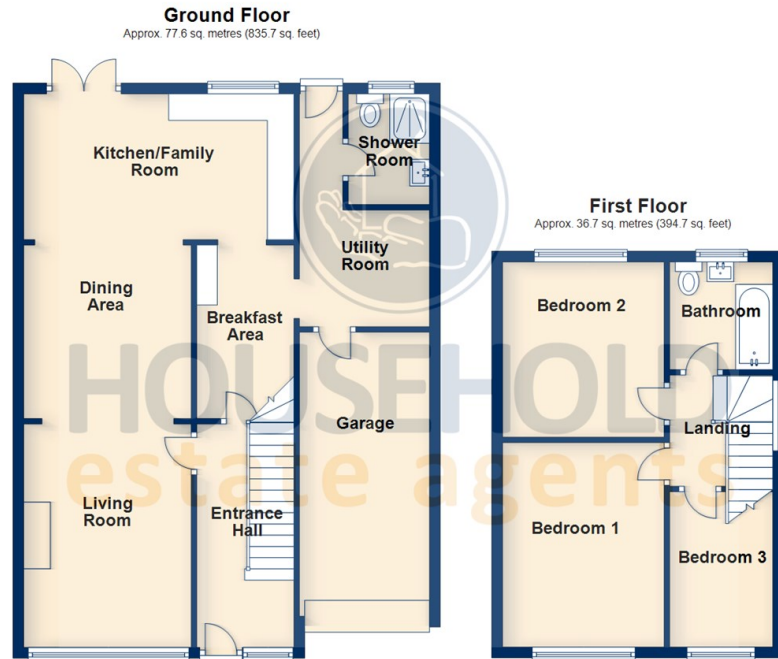
Driveway and front garden

Garage

17'2" x 8'0" (5.23m x 2.44m)



## Floor Plan



Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.  
Plan produced using PlanUp.

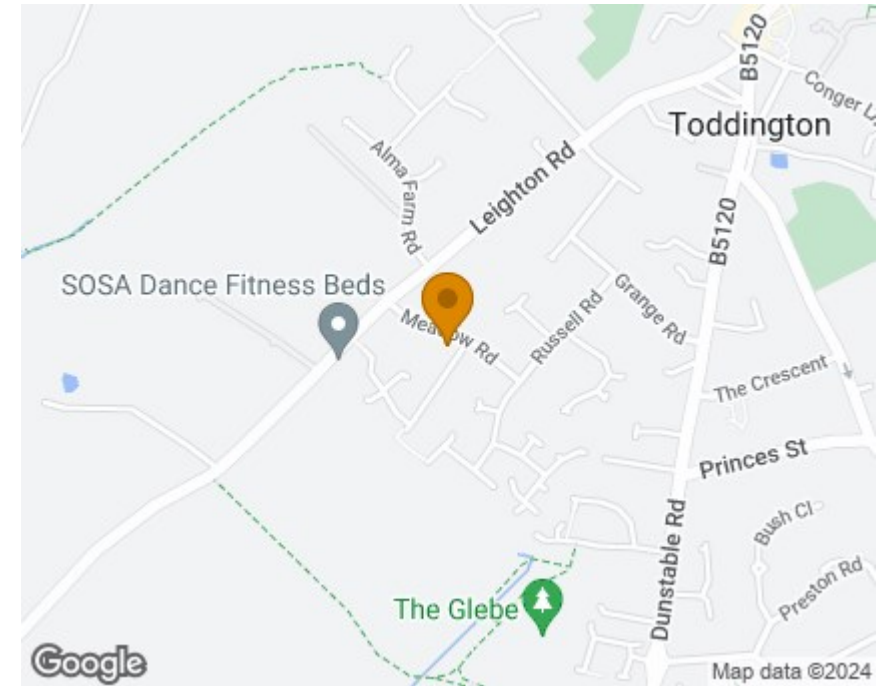
## Viewing

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.

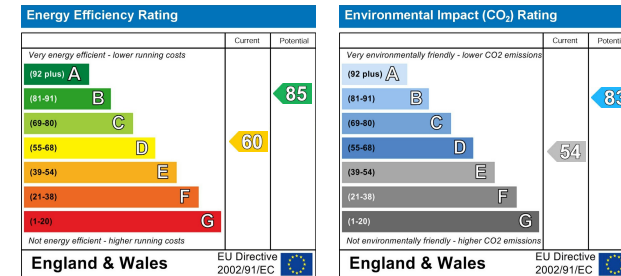
address: 15b High Street North  
Dunstable, Beds LU6 1HX  
telephone: 01582 477 077  
email: dunstable@house-hold.co.uk  
website: www.house-hold.co.uk

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

## Area Map



## EPC



## The Property Experts with the Personal Touch

MISDESCRIPTORS 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 intending purchasers and do not constitute or constitute part of any offer of contract, All descriptions, dimensions references to the condition and necessary permissions for use and occupation and other details are given without responsibility, and the 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.