

Dunstable Office:

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**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

**St. Georges Close, Toddington, Dunstable**  
**£400,000 Freehold**



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**The Property Experts with the Personal Touch**



# St. Georges Close, Toddington, Dunstable

## £400,000



## Front

Parking for two cars at the front with use of an electric charging point.

## Entrance Hall

The entrance hall features modern wooden flooring and half-wall paneling. There are multiple access points including a door to the integral garage, carpeted stairs leading to the first floor, and doors to the downstairs WC and the kitchen/dining room.

## Kitchen/Dining Room

13'1" x 17'1" (4.00m x 5.20m)

This modern kitchen diner is equipped with down lights. It features integrated appliances, including a fridge freezer and dishwasher, along with a breakfast bar area, gas hob, double oven, and instant hot tap from the stainless steel sink with a swan neck. The room is well-lit with UPVC double-glazed windows and French doors leading to the garden. The flooring is a combination of wooden flooring and tiles

## Garage

18'4" x 9'7" (5.59m x 2.92m)

The garage comes with an up-and-over door for convenient access. Inside, there is a utility area and a Megaflow system, making it a functional space for both storage and practical needs.

## WC

The downstairs WC boasts tiled flooring and part-tiled walls for easy maintenance. It includes a pedestal wash hand basin and a low-level WC.

## First Floor Landing

The first-floor landing is carpeted and includes a pendant light and radiator. It leads to the living room and bedroom 1, with carpeted stairs extending to the second-floor landing. A cupboard offers additional storage space.

## Living Room

12'6" x 17'1" (3.82m x 5.20m)

The living room features two UPVC double-glazed windows to the rear, providing ample natural light. The carpeted flooring and down lights create a comfortable and inviting atmosphere.

## Bedroom 1

10'4" x 17'1" (3.15m x 5.20m)

Bedroom 1 includes two UPVC double-glazed windows to the front, carpeted flooring, and a pendant light. It also has a dressing area with built-in wardrobes, offering plenty of storage space.

## En-suite Shower Room

The en-suite shower room is fitted with a heated towel rail, enclosed shower, and tiled flooring and walls. It includes a low-level WC, pedestal wash hand basin, cupboard, and down lights, ensuring a well-appointed and functional space.

## Second Floor Landing

The second-floor landing is carpeted and features a pendant light. It provides access to the family bathroom, bedrooms 2, 3, and 4.

## Bedroom 2

9'1" x 17'1" (2.76m x 5.20m)

Bedroom 2 is spacious with two UPVC double-glazed windows to the front and a pendant light. The carpeted floor adds comfort, and there is a door leading to the en-suite shower room.

## En-suite Shower Room

The en-suite shower room includes tiled flooring and walls, a pedestal wash hand basin, low-level WC, and a heated towel rail, offering convenience and modern amenities.

## Bedroom 3

11'8" x 9'7" (3.55m x 2.92m)

Bedroom 3 features carpeted flooring, a pendant light, and a UPVC double-glazed window to the front, providing a cozy and well-lit space.

## Bedroom 4

9'1" x 8'2" (2.77m x 2.48m)

Bedroom 4 has carpeted flooring, a double-glazed UPVC window to the front, a pendant light, and a radiator on the wall, making it a comfortable and functional room.

## Family Bathroom

The family bathroom includes tiled flooring and part tiled, part paneled walls. It features a pedestal wash hand basin, paneled bath with double taps and a shower attachment, a low-level WC, and down-lights, ensuring a well-equipped and stylish bathroom.

## Garden

The private garden is designed for low maintenance with Astro-turf and borders with mature plants and shrubs. It includes a paved area, perfect for outdoor seating providing a pleasant outdoor space.

address: 15b High Street North  
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Additional **Toddington:** 2-4 High Street  
Office: - 01525 877 771

## The Property Experts with the Personal Touch

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Built-in the early 2000s, this SPACIOUS TOWNHOUSE is the PERFECT FAMILY HOME, offering over 1300 SQ. FT. of VERSATILE LIVING. It benefits from an INTEGRAL GARAGE that can be converted into additional living accommodation (STPP) and a DRIVEWAY to the front for two vehicles with an electric charging point.

Household Estate Agents invite you to view this MODERN TOWNHOUSE set over THREE FLOORS in IMMACULATE CONDITION. The property further benefits from a DOWNSTAIRS WC, a GROUND FLOOR KITCHEN/DINING ROOM leading to the GARDEN, a SPACIOUS LIVING ROOM, FOUR GOOD-SIZED BEDROOMS, TWO WITH EN-SUITES, and an additional FAMILY BATHROOM.

Located in an idyllic position with views over St George's Church to the rear, this four-bedroom home is only a short stroll to the village amenities, which include highly rated local schools, a 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.

Whilst this home is suitable for ALL prospective purchasers, we feel that families, in particular, will benefit from the FANTASTIC SCHOOLING provided by St George's Lower School, Parkfields Middle School, and Harlington Upper School.

The accommodation boasts an entrance hall, downstairs WC, kitchen/diner leading to the enclosed garden, integral garage/utility area, first-floor landing, living room, master bedroom with an en-suite, second-floor landing, bedroom 2 with an en-suite, bedroom 3, bedroom 4, and a family bathroom.

TENURE - FREEHOLD  
COUNCIL TAX BAND - E  
EPC RATING - C



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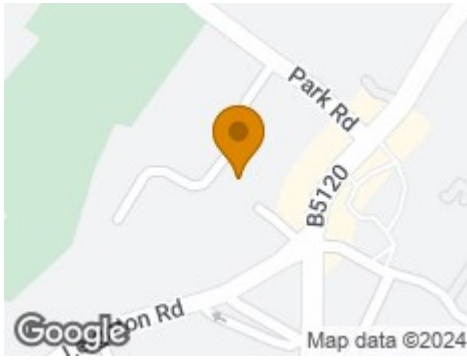
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## Road Map



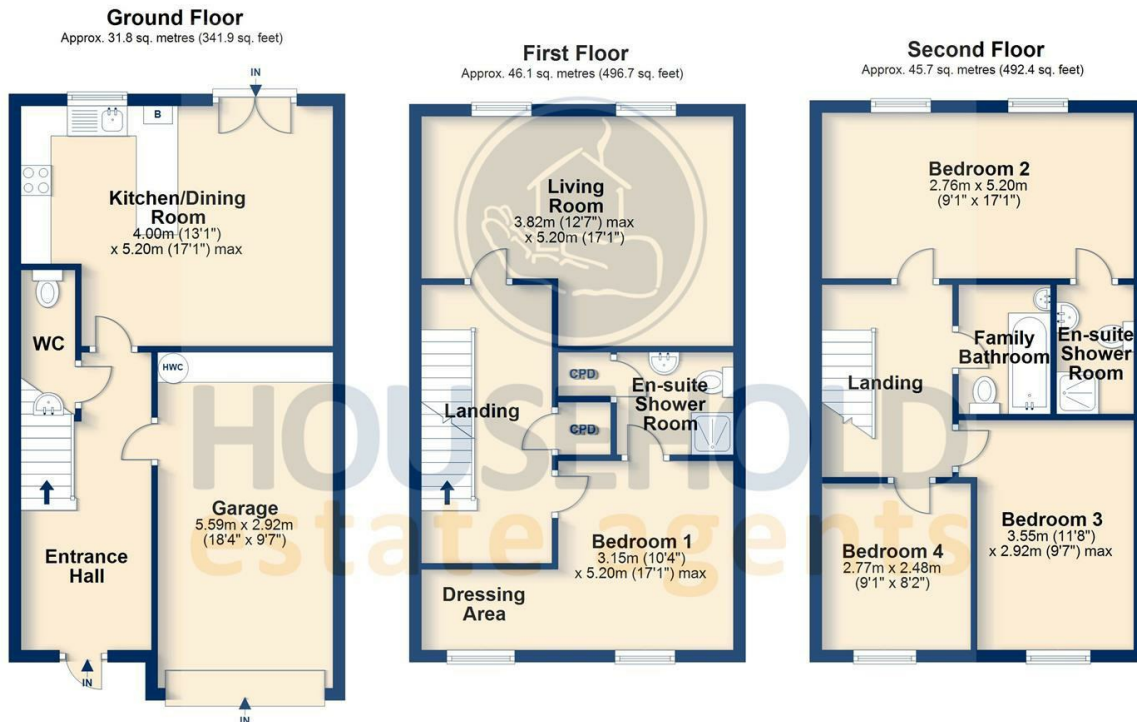
## Hybrid Map



## Terrain Map



## Floor Plan



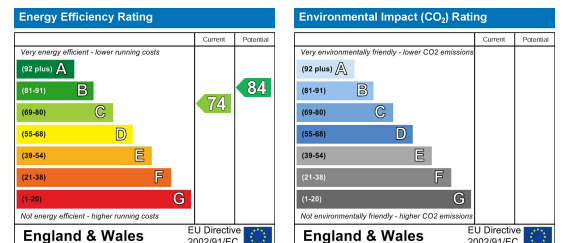
Total area: approx. 123.7 sq. metres (1331.1 sq. feet)

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.

## EPC



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