

Dunstable Office:

**01582 477 077**



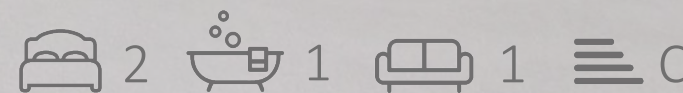
**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings



1 Tattlers Knoll, Toddington, LU5 6FP

**£325,000**





# 1 Tattlers Knoll, Toddington, LU5 6FP

Located only a few minutes walk from the Village Green and High street shopping parade in Toddington, this two bedroom house would make an ideal first or investment purchase. It is ideally placed for the Commuter, with the M1 and Harlington train station being a short drive away. The accommodation comprises entrance hall, living room, kitchen/breakfast room and cloakroom to the ground floor with two double bedrooms and shower room to the first floor. Outside there is a lovely back garden leading to the covered car port at the rear of the house.



## Entrance Hall

## Cloakroom

## Living Room

18'4" x 6'5" ext to 12'5" (5.59m x 1.96m ext to 3.78m)

## Kitchen/Breakfast Room

11'10" x 13'3" (3.60m x 4.03m)

## Landing

## Bedroom 1

11'10" x 12'6" (3.60m x 3.82m)

## Bedroom 2

10'2" x 12'2" (3.09m x 3.72m)

## Shower Room





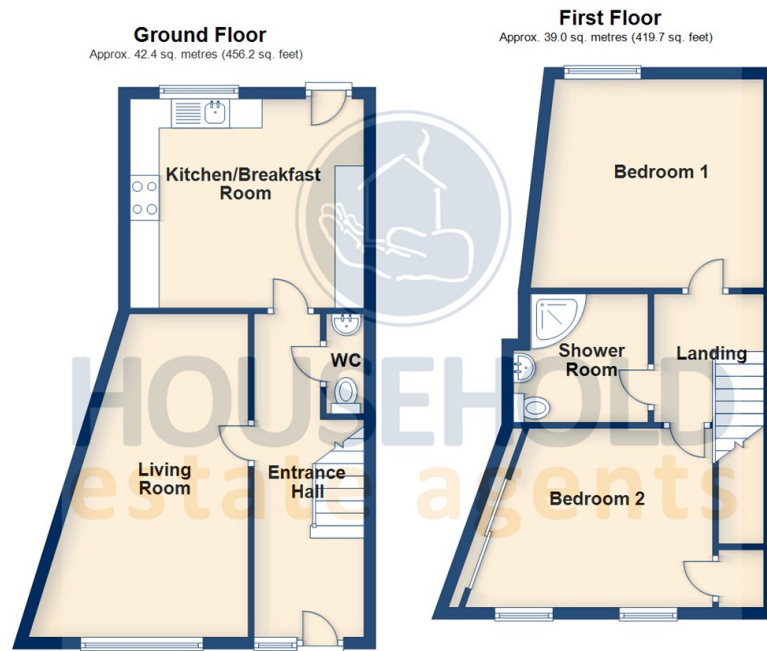


Outside  
Rear garden  
Carport





## Floor Plan



Total area: approx. 81.4 sq. metres (875.8 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.

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

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

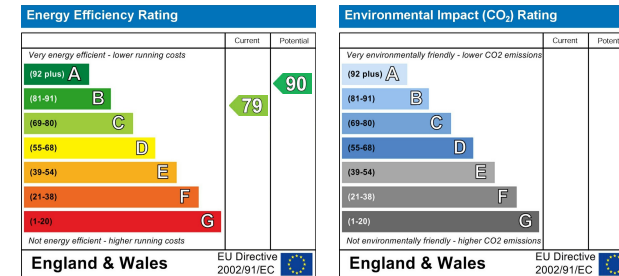
website: www.house-hold.co.uk

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

## Area Map



## EPC



## The Property Experts with the Personal Touch

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 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.