



An immaculately presented three bedroom semi-detached home in the highly sought-after village of Toddington. Located in a popular residential part of the village and offering high quality finishes throughout. The property has been modernised and renovated by the current owners. Newly fitted kitchen, spacious sitting room, separate dining area, three spacious bedrooms and family bathroom.

The generous sized garden offers space for summer entertaining and potential for future extension of the home (STP), as well as an external outbuilding offering a utility room and a cloakroom.

Toddington plays host to a number of charming independent shops, cafes and pubs and is located with easy access to the M1 junction 12. Harlington mainline railway station with fast and frequent services to central London and beyond is a short drive away. Internal viewings highly recommended to appreciate this stylish family home.

Entrance Hall

Providing access to all ground floor accommodation with a double glazed front door. Wooden laminate flooring. Central heating thermostat. Meter cupboard.

Sitting Room

Dual aspect with double glazed window to front aspect and double glazed French doors to the rear garden. Feature fireplace with surround and wood burner. Radiator. TV point. Wooden laminate flooring. Coved ceiling.



Landing

Providing access to all first floor accommodation with a double glazed window to the rear aspect. Radiator. Hatch to boarded loft space and ladder access. Airing cupboard.

Bedroom One

Double glazed window to the front aspect. Fitted carpet. Radiator.



Dining Room

Double glazed window with shutters to front aspect. Radiator. Wooden laminate flooring.



Bedroom Two

Double glazed window to the front aspect. Fitted carpet. Radiator.

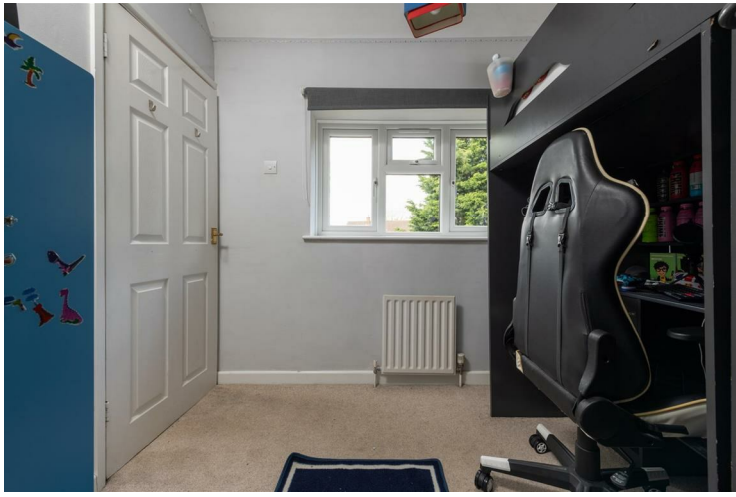


Kitchen

Tastefully fitted with a range of wall and base units with work surface over incorporating a single drainer sink unit. Space for a freestanding oven. Integrated fridge and dishwasher. Tiled floor. Radiator. Double glazed door leading to the rear hall and double glazed window to the rear aspect. Under stairs storage cupboard.

Bedroom Three

Double glazed window to the rear aspect. Fitted carpet. Radiator.



Bathroom

Comprising a close-coupled WC, vanity unit with wash hand basin and panelled bath with shower over. Fully tiled walls and tiled floor. Heated towel rail. Inset ceiling spotlights. Double glazed window to the rear aspect.



Outbuilding

Comprising of a rear hall area providing access from the front of the property to the rear garden via Upvc doors to the front and rear aspects. Doors leading to the utility room and cloakroom.

Utility Room

Space and plumbing for a washing machine. Tiled floor. Double glazed to the rear aspect.

Cloakroom

Comprising a WC. Tiled floor. Double glazed window to rear aspect.

Front of Property

A driveway providing off road parking for up to 3 vehicles.



Rear of Property

A large mature, well kept garden, laid mainly to lawn with mature shrubs, bushes and trees. Paved patio area adjacent to the rear of the property and boundary fencing.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

21 Preston Road

Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft

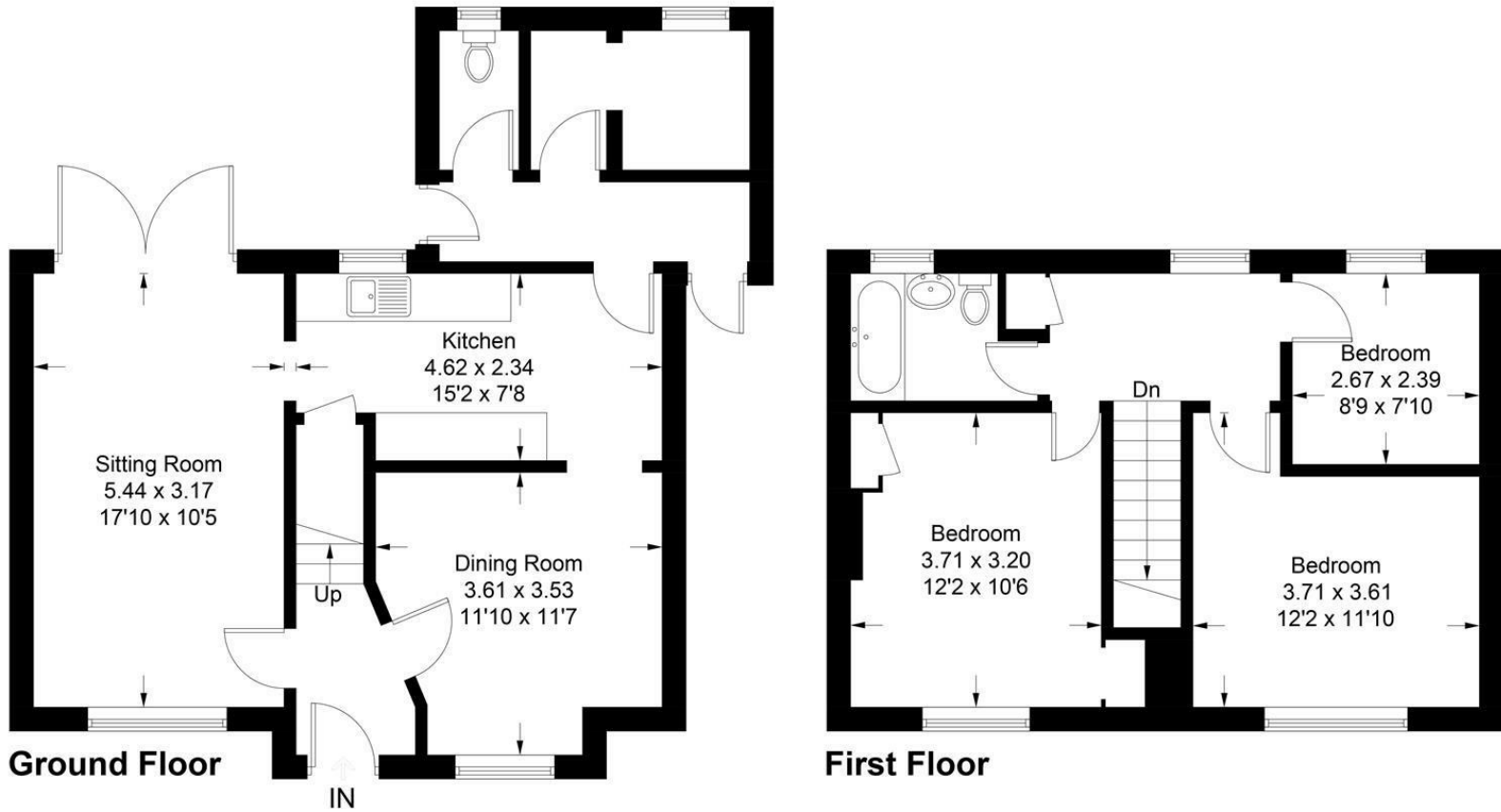


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