



New to the market with Bradshaws, this unique converted barn offers character throughout with exposed beams, timbers and brickwork. Situated in the heart of the sought after village of Toddington and within walking distance of local amenities, including shops, schools and pubs, together with easy access to the M1 and the train station in Harlington that offers regular services to St Pancras station in London and beyond.

The ground floor accommodation offers vaulted ceilings with a stylish kitchen, modern shower room and en suite, together with 2 bedrooms and a welcoming living room with access to the courtyard garden. Upstairs provides a bright converted loft space that can be used as as a third bedroom or study. Outside there is a beautiful courtyard garden for socialising and relaxing. Internal viewings strongly recommended to appreciate this stunning home.

Kitchen

The main access to the property via the courtyard garden through a part glazed stable door leading to an impressive vaulted ceiling kitchen with exposed brickwork, timbers and beams. Fitted with a range of wooden wall and base units with black granite work surface over incorporating a one and half sized sink unit and concealed worktop lighting. Integrated electric oven with a gas hob and extractor hood together with an integrated dishwasher. Space for a larder style fridge/ freezer. Cupboard housing a wall mounted combi gas boiler together with shelving and space and plumbing for a washing machine. Tiled floor with an entrance matt well. Radiator. Two double glazed windows to the rear aspect.



Shower Room

Situated off the kitchen and comprising a WC, pedestal wash hand basin and a large shower cubicle. Heated towel rail. Shaving socket. Extractor fan. Tiled floor and part tiled walls. Inset ceiling spotlights.



Living Room

A charming room with direct access to the kitchen and featuring a vaulted ceiling with exposed timbers, beams and brickwork. A stable door leading to the courtyard garden and a double glazed window to the rear aspect. Wooden flooring. Radiator. Fixings for wall lights. A folding door providing access to the third bedroom via a carpeted staircase.



Bedroom One

A stunning master bedroom offering a vaulted ceiling with exposed timbers and beams. Double glazed window to the rear aspect and a high level secondary glazed window to the side aspect. Fitted carpet. Radiator. Fixings for wall lights.



En Suite

A stylish en suite with exposed beams and comprising a WC, pedestal wash hand basin, with feature tiling surrounding a wall mirror, and a panelled bath with shower attachment. Tiled flooring. Shaving socket. Extractor fan.



Bedroom Two

Double glazed window to the rear aspect with exposed timbers and a storage cupboard. Fitted carpet. Fixings for wall lights. Radiator.



Bedroom Three

A converted loft space with exposed timbers which offers an ideal third bedroom or study. Two double glazed Velux windows. Fitted carpet. Radiator.



Front of Property

An attractive property situated adjacent to Park Road with black weatherboarding and brick external walls. A shared driveway providing access to the rear of the property and courtyard garden which provides the main access to the property.



Courtyard Garden

An attractive enclosed courtyard garden providing a tranquil space for outside dining and relaxing with pedestrian access from the shared driveway. Block paved with mature planting and boundary fencing together with a shed. Outside tap and external lighting.



Parking

Potential off road parking can easily be provided by moving the fence line and installing double gates. This will reduce the size of the courtyard garden slightly. Currently on road parking with no parking restrictions is available on Park Road.



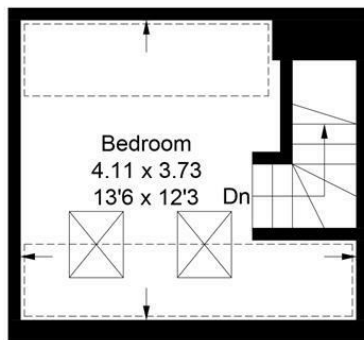
Viewing

By appointment through Bradshaws.


Disclaimer

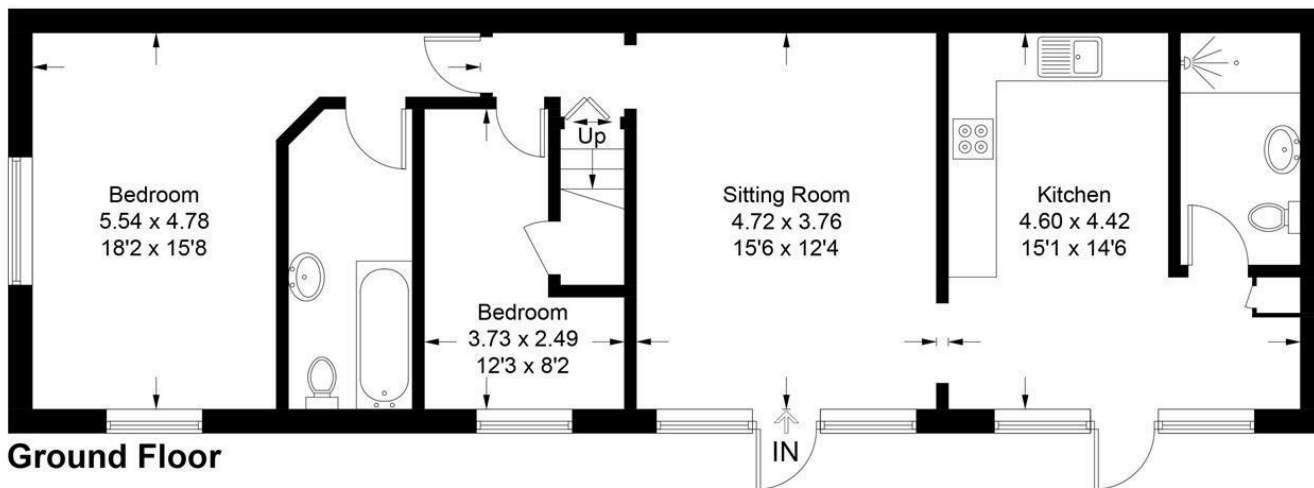
These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating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

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft



First Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1129378)