



Set on the ever popular Preston Road in Toddington, this semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home.

Parking is a breeze with space for up to three vehicles, ensuring convenience for family and guests alike. Immaculately presented throughout, this home is ready for you to move in and enjoy. With its blend of modern living and potential for further enhancement, this property on Preston Road is not to be missed.

The property has been vastly extended, offering an impressive layout that includes three well-appointed reception rooms, perfect for both entertaining and everyday living. With four generously sized bedrooms, this home caters to the needs of a growing family. The master bedroom benefits from an ensuite shower room, while the family bathroom serves the remaining bedrooms with ease. The modern kitchen is a highlight, featuring contemporary fittings and ample space for culinary creativity. Additionally, a large utility / laundry room, along with a convenient cloakroom, enhance the practicality of this home.

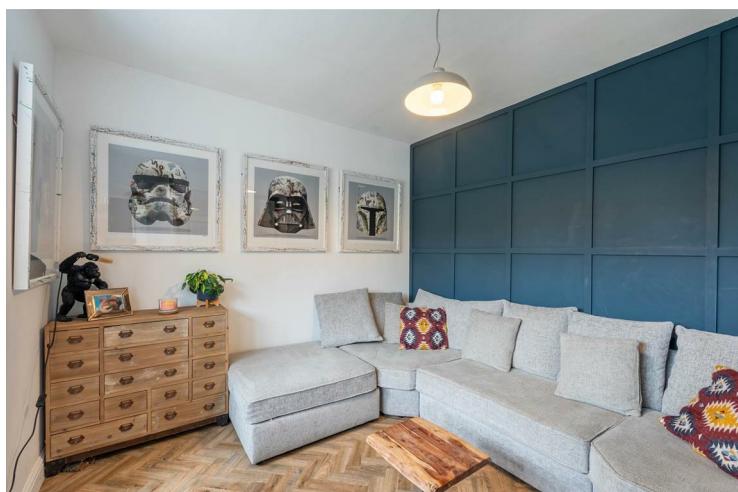
The exterior of the property is equally impressive, set on a large garden plot that provides a wonderful outdoor space for relaxation and recreation. The garden features substantial cabin which ideal for those who work from home or wish to create a personal gym or a space for hobby room. The potential for further extension or development is significant, making this property a fantastic investment for the future.

### Entrance Lobby

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Stairs rising to the first floor accommodation. Doors leading to the living room and sitting room.

### Sitting Room

Double glazed walk in box bay window to the front aspect. Feature wood panelled wall. Radiator. Karndean parquet wood effect flooring.



### Living Room

Double glazed window to the front aspect. Feature fire place. Radiator. Karndean parquet wood effect flooring. Archway leading to:



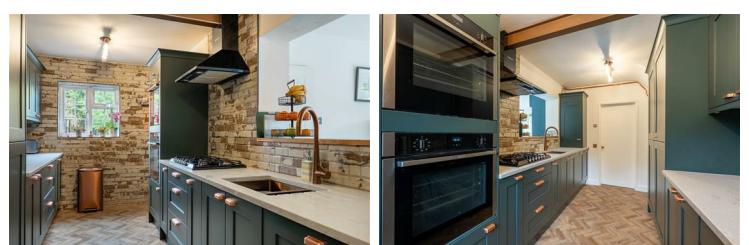
### Dining Room

A bright and spacious rear aspect room with double glazed french doors and windows to the rear aspect. Radiator. Karndean parquet wood effect flooring.



### Kitchen

Tastefully fitted to comprise a range of wall, drawer and base level units with quartz work surfaces over. Integrated appliances to include; twin eye levels ovens, five ring gas hob (with an extractor hood over), fridge and freezer and dishwasher. Double glazed window to the side aspect. 1 and 1/2 drainer sink unit. Large under stairs storage cupboard. Karndean parquet wood effect flooring. Cupboard housing the wall mounted boiler. Part tiled walls.



### Laundry Room / Utility Room

A large room fitted to comprise a range of larder cupboards and base level units with quartz work surfaces over. Karndean parquet wood effect flooring. Radiator. Space and plumbing for a washing machine and space for a tumble dryer. Composite double glazed door to the front aspect. Double glazed window to the rear aspect.

### Cloakroom

Fitted to comprise a w/c. Wash hand basin set into a vanity unit. Double glazed window to the rear aspect. Karndean parquet wood effect flooring.

### Landing

Providing access to all first floor accommodation with fitted carpet. Radiator. Double glazed window to the rear aspect and stairs riding to bedroom one. Storage cupboard.



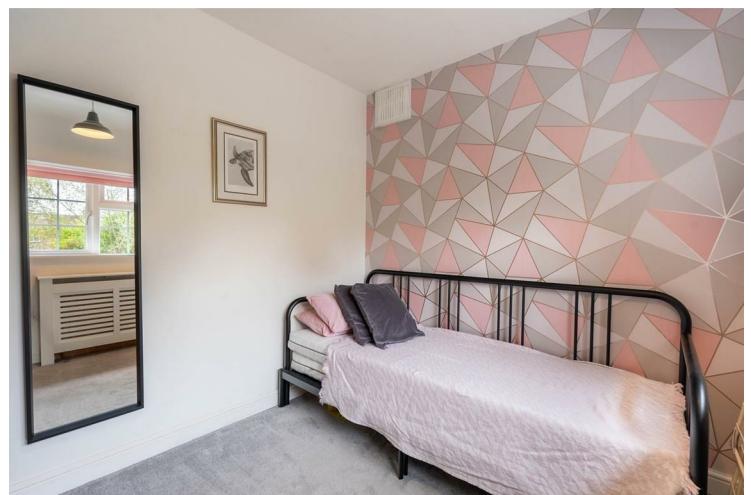
### Bedroom One

A good sized second floor room thoughtfully created to comprise of Skylights to the ceiling. Karndean parquet wood effect flooring. Two radiators. Eaves storage / wardrobe space.



### Bedroom Three

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



### En-Suite Shower Room

Tastefully fitted to comprise a shower cubicle with mains fed shower over. Wash hand basin set into a vanity unit. W/c with a concealed cistern. Karndean parquet wood effect flooring. Skylight. Eaves storage space. Heated towel rail. Part tiled walls

### Bedroom Four

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



### Bedroom Two

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

### Bathroom

Fitted to comprise a w/c. Pedestal wash hand basin and a panelled bath with a mains fed shower over and bi-folding glass shower screen. Fully tiled walls and floor. Extractor. Inset spot lights to the ceiling. Double glazed window to the rear aspect.



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.)

## To the Front

Paved to provide additional off road parking. Boundary fence.



## To the Side

Ample off road parking that also provides onward access to the garage.

## Rear Garden

A large rear garden that provides the perfect setting for the growing family or for those who require outside space. Mostly laid to lawn with boundary fencing. Mature trees.



## Cabin

Located in the garden this large and useful building offers the ideal setting for a variety of uses. Currently being used a a play space but offers vast potential for those who require space to work from home or to use as a home gym. Double glazed window and French doors. Light and power. Bar. Separate storage space to the side.

## NB

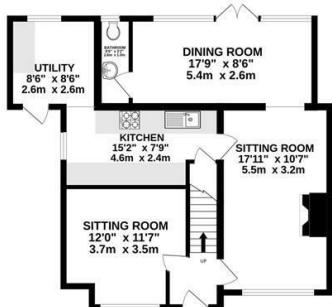
Services and appliances have not been tested.

## Viewings

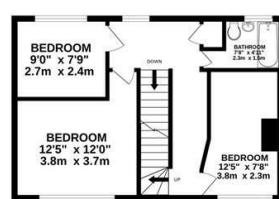
By appointment through Bradshaws

## Disclaimer

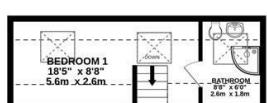
GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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