



Situated within a quiet cul-de-sac in the well-connected village of Toddington, this extended semi-detached home offers generous and versatile family accommodation, a stylish open-plan kitchen/breakfast room, driveway parking, garage space and a useful detached outbuilding to the rear.

## The Home

Occupying a pleasant position within a quiet cul-de-sac in the well-connected village of Toddington, this impressive semi-detached home has been thoughtfully enlarged by way of a double storey side extension and a full-width single-storey rear extension, creating spacious and flexible accommodation ideally suited to modern family life.

The property is approached via a generous block paved driveway providing ample off-road parking, together with access to the garage. The frontage has an attractive, well-kept appearance and immediately hints at the scale of accommodation within.

Once inside, the ground floor is both practical and family-friendly. The sitting room is an excellent principal reception space, generous in size and centred around a feature fireplace with wood-burning stove, giving the room a warm and welcoming feel.

To the rear, the home opens into a particularly impressive kitchen/breakfast room, undoubtedly one of the standout features of the property. This bright and sociable space has been designed with everyday living and entertaining in mind, offering shaker-style units, wooden work surfaces, ample preparation space and room for a substantial dining table as well as an additional seating area. Skylights and doors opening onto the garden enhance the sense of light and space, while the layout works exceptionally well for family use.

A useful door from the kitchen leads directly through to the study, a versatile room positioned to the rear with garden access, making it ideal for those working from home, running a business, or simply needing a separate playroom, hobby room or additional workspace. The ground floor is further complemented by a stylish shower room.

On the first floor, the property offers three bedrooms arranged around a central landing. The principal bedroom is a particularly attractive and well-finished double room and benefits from two fitted wardrobes. Bedroom two is another comfortable double, while the third bedroom would work well as a child's room, nursery or home office. Completing the first floor is a beautifully appointed family bathroom, fitted in a contemporary style with a freestanding bath and modern sanitaryware.

## Garden & Grounds

Externally, the rear garden is laid mainly to lawn and provides a good amount of outdoor space for children, pets and day-to-day enjoyment. To the rear of the garden sits a detached outbuilding, offering excellent additional versatility for buyers seeking a studio, store, workshop, gym or garden room.

## Location & Setting

Toddington is a large village and civil parish in Bedfordshire, situated approximately 5 miles north-north-west of Luton, 4 miles north of Dunstable, 6 miles south-west of Woburn and around 35 miles north-north-west of London. It enjoys convenient access via the B5120 and B579 and lies approximately half a mile from Junction 12 of the M1 motorway, also lending its name to the nearby motorway service station. The hamlet of Fancott also forms part of the Toddington civil parish.

Toddington is built around a large village green, around which sit the parish church and four of the village's six public houses.

The nearest mainline railway station is Harlington, located in the nearby village of Harlington and served by Thameslink. From Harlington there are trains north to Flitwick and Bedford, and south to Luton, Luton Airport Parkway, St Albans, St Pancras International, Gatwick Airport and Brighton.

The village is served by two schools, Toddington St George Church of England School and Parkfields Middle School, providing education for children aged 4 to 13 years. Thereafter, pupils typically transfer to Harlington Upper School in nearby Harlington.

Overall, this is a spacious and adaptable family home in a popular village location, combining extended living space, smart presentation and a layout that suits a wide variety of modern needs.

## Viewing

All viewings are strictly by appointment through Bradshaws.

## AI Images

Some images may have been digitally enhanced for marketing purposes. The property layout and features remain unchanged.

## Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Approximate Gross Internal Area  
 Main House = 110.18 sq m / 1186 sq ft  
 Garage = 14.12 sq m / 152 sq ft  
 Outbuilding = 12.07 sq m / 130 sq ft  
 Total = 136.37 sq m / 1468 sq ft

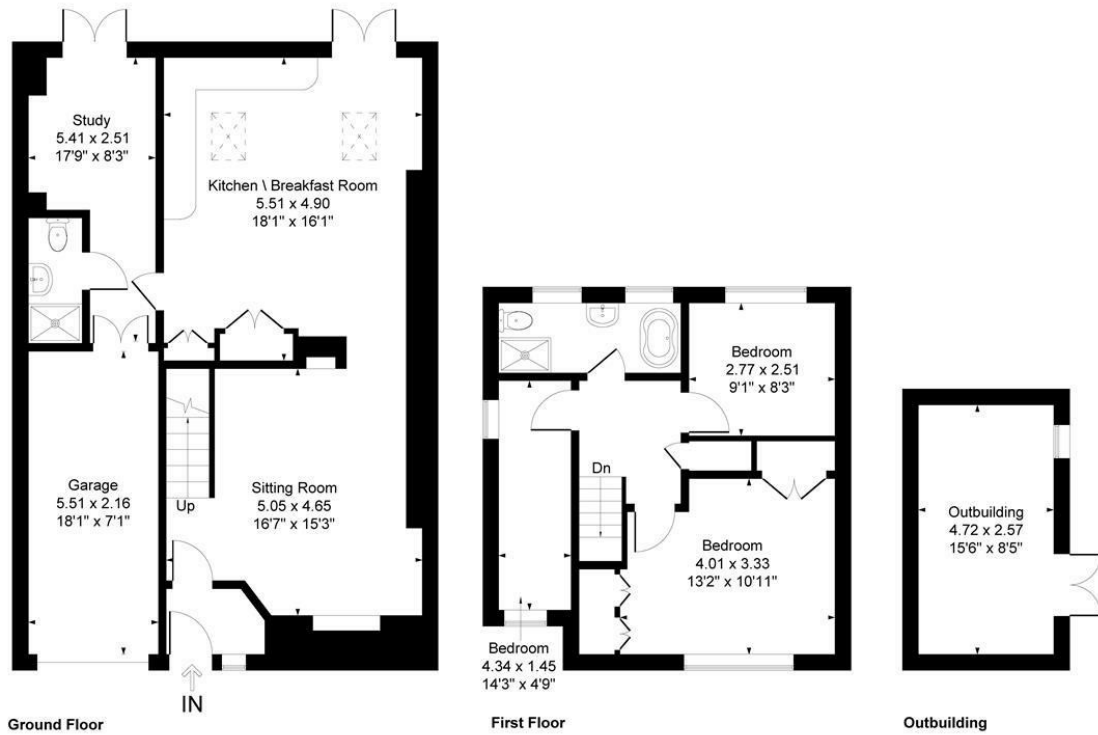


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: C  
 EPC Rating: B