DG
Property
Consultants
Estd. 2000

Bradford Way, Toddington, Bedfordshire LU5 6EE

Asking Price £424,995

A spacious and versatile four-bedroom semi-detached family home, situated on the popular Bradford Road development in the highly sought-after village of Toddington. Ideally positioned within walking distance of local amenities, highly regarded schools and the heart of the village, the property also offers excellent commuter links via Harlington mainline station and easy access to the M1 motorway. Designed with modern family living in mind, the accommodation provides generous and flexible space throughout. The ground floor comprises an entrance hall leading into a spacious living room, which flows seamlessly into a refitted open-plan kitchen/dining room. Beyond this is a study/playroom overlooking the rear garden. Additional ground floor accommodation includes a utility room/cloakroom and a versatile ground floor fourth bedroom. Upstairs, the property offers three well-proportioned bedrooms together with a family bathroom. Externally, the home benefits from a private rear garden. To the front, a driveway provides off-road parking for up to three-four vehicles, in addition to a single attached garage.

Further benefits include double glazing and gas central heating throughout.

This is a fantastic opportunity to acquire a spacious and adaptable family home in one of Bedfordshire's popular village locations.

Call Team DG on 01525 310200 to arrange your viewing today.

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Ground Floor Accommodation

Entrance Hall
7'4" x 5'1" (2.23m x 1.55m)

Two uPVC double glazed windows to front incorporating a new composite entrance door, three uPVC double glazed windows to side aspect's, anthracite vertical radiator, wood laminate heringbone flooring, double power point(s), carpeted stairs to first floor landing, built in storage cupboard, door to living room.

Lounge
13'8" x 14'6" (4.16m x 4.41m)

uPVC double glazed box bay window to front, anthracite vertical radiator, wood laminate herringbone flooring, TV point(s), double power point(s), recessed ceiling spotlights, opening to kitchen/dining room.

View of Lounge

View of Lounge

Kitchen/Dining Room
9'0" x 20'6" (2.74m x 6.24m)

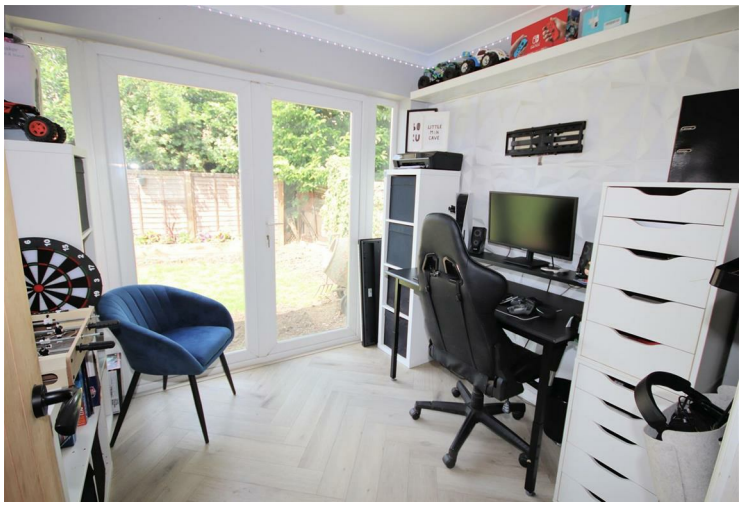
Fitted with a matching range of wall and base units with worktop space over, stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, two built-in eye level double oven's, five ring electric induction hob, integral fridge/freezer, built in waste bin units, anthracite vertical radiator, wood laminate flooring, pop-up worksurface power points, double power point(s), recessed ceiling spotlights, door to the study, uPVC double glazed french double door to rear garden, sliding door to inner hallway.

View of Kitchen/Dining Room

View of Kitchen/Dining Room

View of Kitchen/Dining Room

Study/Playroom
8'10" x 8'0" (2.69m x 2.44m)



Two uPVC double glazed window's to rear incorporating uPVC double glazed french double door to rear, uPVC double glazed window to side, anthracite vertical radiator, wood laminate herringbone flooring, double power point(s), door from kitchen/dining room.

View of Study/Playroom

Inner Hallway
uPVC door to rear to garden, uPVC door to front of the property, doors to ground floor fourth bedroom and utility/cloakroom, radiator, LVT flooring.

Utility Room / Cloakroom
6'0" x 6'2" (1.83m x 1.89m)

uPVC double glazed window to rear, built in storage cupboards worksurface and inset sink with mixer tap, plumbing and space for automatic washing machine, space for a tumble dryer, electric chrome heated towel rail, LVT flooring, low-level WC.

Ground Floor Bedroom 4
8'0" x 6'2" (2.44m x 1.89m)

uPVC window to front, double radiator, wood laminate flooring, double power point(s).

First Floor Accommodation

Landng
uPVC double glazed window to the side, fitted carpet, double power point(s), access to all first floor rooms.

Bedroom 1
11'0" x 12'6" (3.35m x 3.81m)

UPVC double glazed window to front, double radiator, fitted carpet, double power point(s).

View of Bedroom 1

Bedroom 2
9'0" x 12'6" (2.74m x 3.80m)

UPVC double glazed window to rear, double radiator, fitted carpet, double power point(s).

Bedroom 3
10'10" x 8'7" (3.30m x 2.62m)

UPVC double glazed window to front, double radiator, fitted carpet, double power point(s), built in cupoard housing combination boiler.

Family Bathroom

Three piece suite with freestandng bath with ornamental feet, hand held shower attachment and overhead shower, pedestal wash hand basin and low-level WC, tiling to three walls, uPVC double glazed window to side, vinyl flooring.

Outside of the property

Front Garden & Drive

Front boundary wall and hedge, mono block drive allowing off road parking for four vehicles, front lawn.

Rear Garden

Enclosed by fencing, gravelled patio areas and lawn area.

View of Rear Garden

Single Attached Garage
17'6" x 9'0" (5.34m x 2.74m)
Single garage with window to rear, power, lighting and water tap connected, Up and over door to the front.

Council Tax Band
Council Tax Band : C
Charge Per Year : £2090.52

The Property Misdescriptions Act 1991
Property Misdescriptions Act 1991 - Sales & Lettings
Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.
Important Notice / Disclaimer

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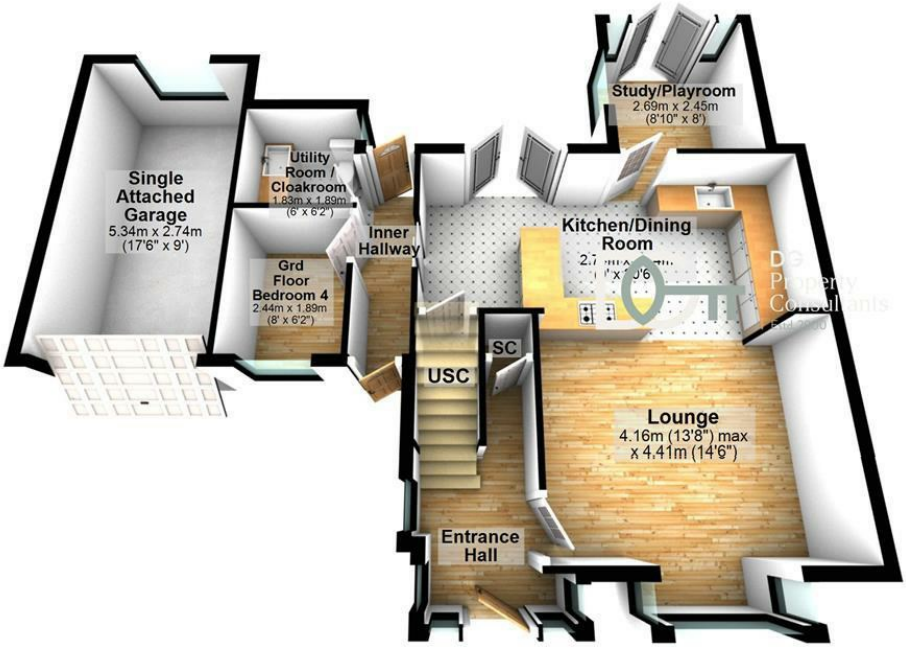
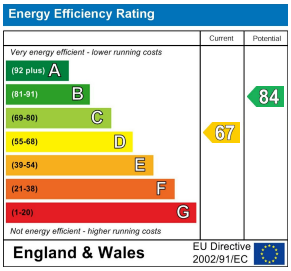
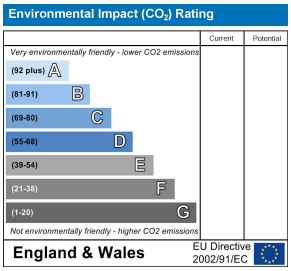
Ground Floor



First Floor

Total area: approx. 121.7 sq. metres (1309.8 sq. feet)





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