



DG
Property
Consultants
Estd. 2000



Hardinge Place, Toddington, Bedfordshire LU5 6FR

Asking Price £340,000

This rarely available and beautifully presented two-bedroom semi detached property, presented to a high standard throughout and is ready to move straight into. Situated on a private development in the sought-after village of Toddington, the property is conveniently positioned for local amenities, highly regarded schools and surrounding countryside. For commuters, there is easy access to the M1 motorway, while nearby Harlington mainline station provides rail connections into London and onwards. The accommodation comprises an entrance into a good size front to rear combined lounge/dining room with french doors opening onto the rear garden, a fitted kitchen with adjacent utility room and convenient downstairs cloakroom. Upstairs there are two double sized bedrooms, along with a modern family bathroom. Externally, the property enjoys attractive landscaped rear garden, a frontage boasting two allocated parking spaces.

Further benefits include new karndean and carpet flooring and contemporary decoration throughout, creating a superb move-in-ready home perfectly suited to modern family living.

Early viewing is highly recommended to fully appreciate this stunning home.

Call Team DG on 01525 310200 to arrange your viewing.



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Ground Floor Accommodation

Property Entrance

Property Entrance into the main lounge/dining room.

Lounge/Dining Room

19'0" x 15'6" (5.79m x 4.72m)



Composite entrance door, uPVC double glazed window to front, double radiator, karndean flooring, telephone point(s), TV point(s), double power point(s), carpeted stairs to first floor landing,

Dining Area: UPVC double glazed french double doors to the rear garden, single radiator, power point, opening into the fitted kitchen.

View of Lounge/Dining Room



View of Lounge/Dining Room



View of Lounge/Dining Room



Fitted Kitchen

8'0" x 7'8" (2.43m x 2.34m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, built-in electric oven, four ring ceramic hob with extractor hood over, integral fridge, karndean flooring, double power point(s), opening through to the dining area, door to utility room.

View of Fitted Kitchen



Utility Room

4'6" x 7'8" (1.37m x 2.34m)

Matching base and wall units with worktop space over, plumbing and space for automatic washing machine, space for a under counter freezer, karndean flooring, double power point(s), double glazed door to garden, door to cloakroom.

Cloakroom

3'0" x 7'8" (0.91m x 2.34m)



UPVC double glazed window to rear, single radiator, low level Wc, pedestal wash hand basin with splashback tiling, karndean flooring, wall mounted combination boiler.

First Floor Accommodation

Landing

11'0" x 6'8" (3.36m x 2.04m)



Fitted carpet, double power point(s), fitted carpet, doors to all first floor room.

Airing cupboard with single radiator.

Bedroom 1

10'6" x 15'6" (3.21m x 4.72m)



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

View of Bedroom 1



Bedroom 2

11'0" x 8'6" (3.36m x 2.58m)



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

View of Bedroom 2



Family Bathroom



Fitted with three piece suite with comprising, panelled bath with shower over and glass screen, pedestal wash hand basin and low-level, chrome towel rail, shaver point, tiled splashbacks, recessed ceiling spotlights, double glazed velux window skylight to side, karndean flooring.

View of Family Bathroom



Outside of the property

Approach to property



Frontage & Parking



Frontage to the property entrance.

Two allocated in-line parking spaces, located to the side.

Rear Garden



Paved patio with raised lawn (artificial lawn), mature shrubs, enclosed by timber fencing, outside storage sheds, gated side access to the front of the property.

View of Rear Garden



View of Rear Garden



Council Tax Band

Council Tax Band : C

Charge Per Year : £2090.62

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

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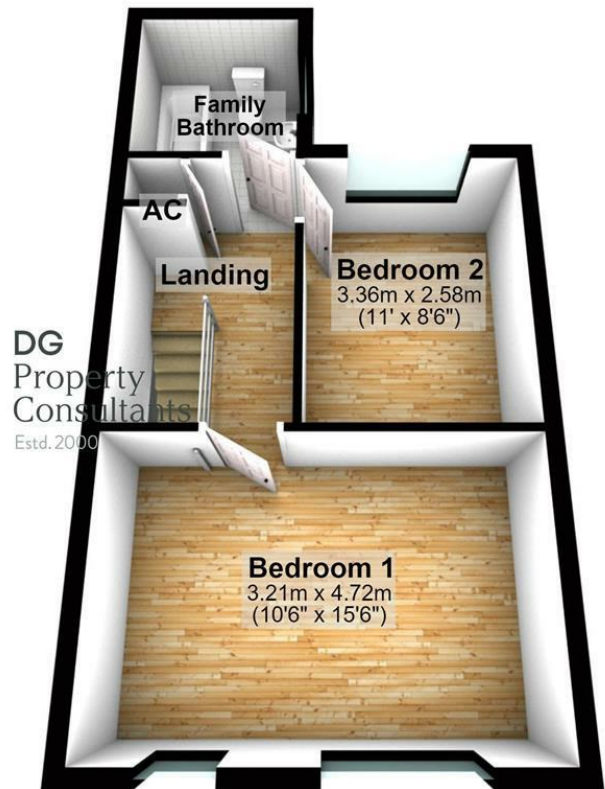
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These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

Ground Floor



First Floor



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Total area: approx. 70.4 sq. metres (757.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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