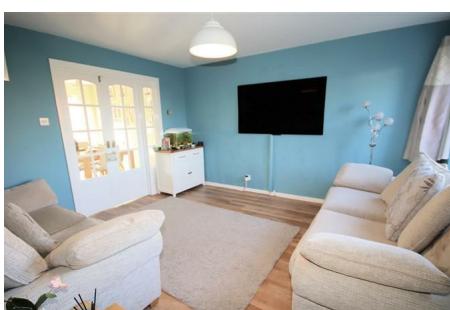




**DG**  
Property  
Consultants  
Estd. 2000



## **Russell Road, Toddington, Bedfordshire LU5 6QE** **Asking Price £430,000**

This extended semi detached enjoys a desirable position at the foot of a cul-de-sac and is just a short walk from the hub of the picturesque village of Toddington. Well presented throughout, the property offers space and practicality for modern living. The ground floor features a generous refitted kitchen/dining room, adjacent living room ideal for entertaining, a further reception room currently used as a home study/play room along with a convenient downstairs cloakroom. Upstairs you'll find 4 bedrooms and a modern refitted family bathroom completing the accommodation.

Externally, the property boasts off-road parking for up to 2-3 vehicles plus, a garage store room.

The enclosed rear garden provides a sunny south west facing space, perfect for relaxing or entertaining outdoors.

This home is an excellent choice for commuters with easy access to rail links and the M1, whilst families will appreciate the proximity to highly regarded schooling and scenic countryside walks.

Viewing is highly recommended to fully appreciate this superb property.

Call Team DG on 01525 310200 to arrange your viewing.



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## Ground Floor Accommodation

### Entrance Hall

Composite entrance door, single radiator, karndean flooring, power point(s), carpeted stairs to first floor landing, doors to lounge, study/playroom and cloakroom.

### Cloakroom



UPVC double glazed window to side, refitted two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, single radiator, karndean flooring.

### Lounge

13'6" x 12'6" (4.11m x 3.81m)



UPVC double glazed window to front, double radiator, kandean flooring, telephone point(s), TV point(s), double power point(s), double doors to kitchen/dining room.

### View of Lounge



### Kitchen/Dining Room

9'6" x 20'10" (2.89m x 6.34m)



Refitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl polycarbonate sink unit with single drainer and mixer tap, built-in integrated fridge/freezer and dishwasher, plumbing and space for automatic washing machine, built-in eye level electric double oven, five ring gas hob with extractor hood over, two uPVC double glazed windows to rear, single & double radiator, kandean flooring, double power point(s), uPVC double glazed french double door to garden, double door lounge, opening into the study/play room.

### View of Kitchen/Dining Room



View of Kitchen/Dining Room



View of Study / Play Room



View of Kitchen/Dining Room



First Floor Accommodation

#### Landing

Fitted carpet, access to all first floor rooms, power points, airing cupboard, access to boarded loft.

#### Bedroom 1

13'1" x 9'0" (3.98m x 2.74m)



#### Study / Play Room

11'6" x 8'6" (3.50m x 2.59m)



UPVC double glazed window to front, single radiator, wood laminate flooring, TV point(s), double power point(s), built in fitted wardrobes.

#### View of Bedroom 1



Single radiator, kandean flooring, double power point(s), opening into the kitchen/dining room, door to entrance hall, door to garage storage area, upvc double glazed door to the rear garden.

**Bedroom 2**

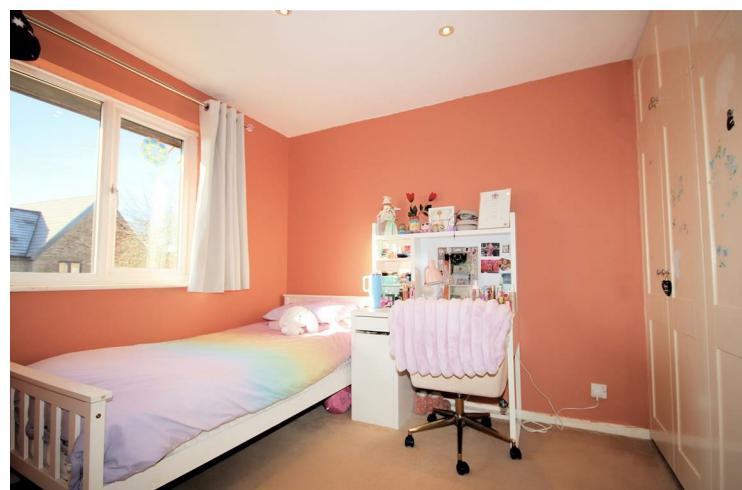
13'2" x 11'8" (4.01m x 3.56m)



Two uPVC double glazed windows to front, uPVC double glazed window to side, single radiator, recessed ceiling spotlights, fitted carpet, power points.

**View of Bedroom 2****Bedroom 3**

9'11" x 9'0" (3.02m x 2.74m)



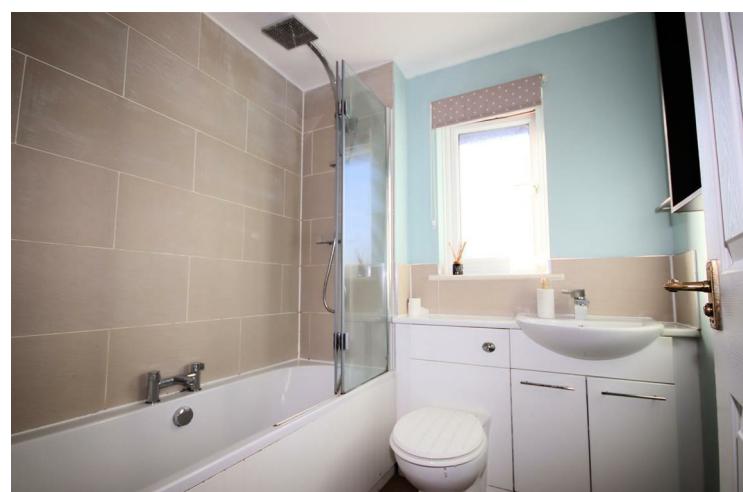
UPVC double glazed window to rear, built-in fitted double wardrobe(s), single radiator, fitted carpet, double power point(s), recessed ceiling spotlights.

**View of Bedroom 3****Bedroom 4 / Cot Room**

11'6" x 5'0" (3.50m x 1.52m)



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

**Family Bathroom**

UPVC double glazed window to rear, refitted bathroom comprising: 3 piece suite, panelled bath with overhead rain shower and hand held shower unit with glass screen, wash hand basin set in vanity unit with cupboards under, low level wc, tiled surround, kandean flooring, heated chrome towel rail.

**View of Family Bathroom**



**View of Rear Garden**



#### Outside of the property

##### Front Garden & Drive

Mono block front drive offering off road parking for 2 vehicles with potential for 3. Front lawn, mature tree, access to rear garden via garage storage through the side reception to the rear garden.

EV charger installed.

##### Rear Garden



South West facing and enclosed by timber fencing, mainly laid to lawn, approx 60ft in length, paved patio area.

Access to front garden and drive via garage storage through from the side reception.

##### Garage Storage Area

8'6" x 6'3" (2.59m x 1.91m)

Up and over door to the front, rear personal door into the study/play room, power and lighting.

##### Council Tax Band

Council Tax Band :

Charge Per Year : £2236.55

##### MISDESCRIPTIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

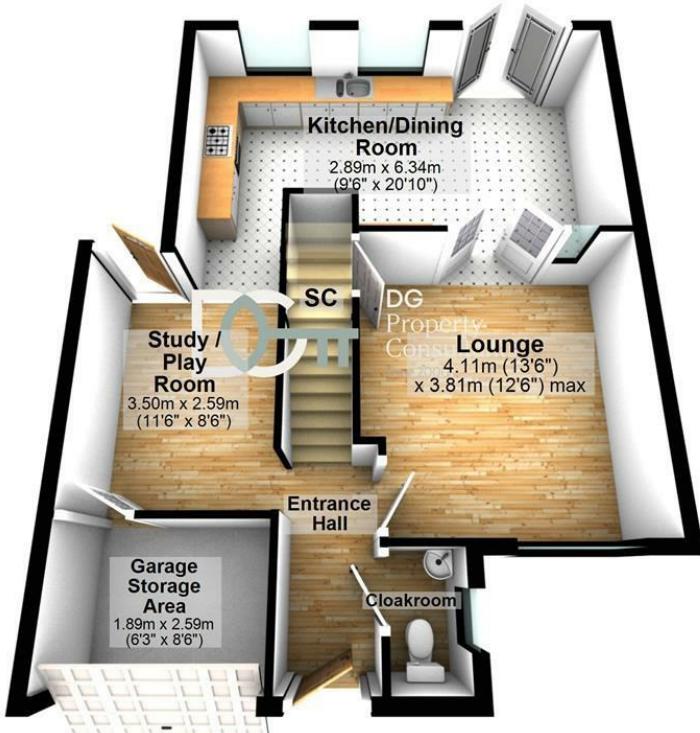
Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.

2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

**MISDESCRIPTIONS ACT - DG Property Consultants** for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

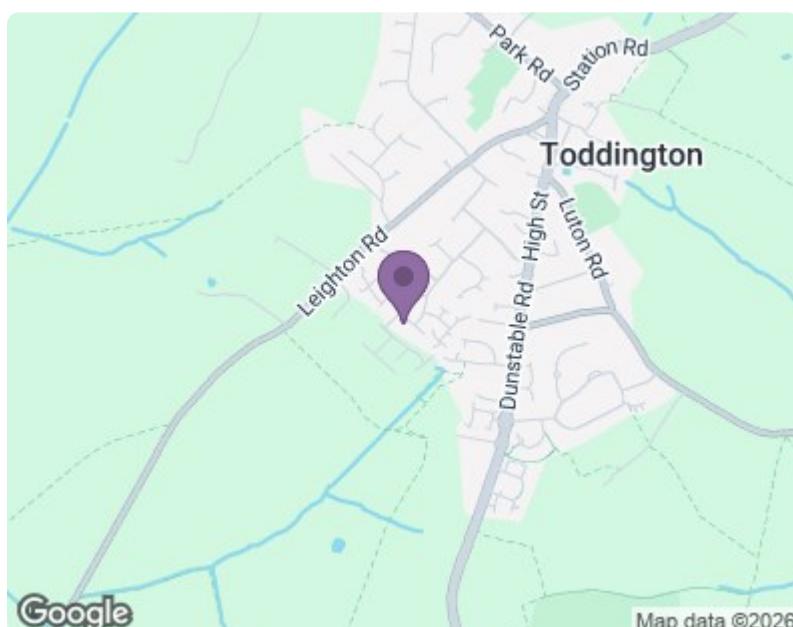
## Ground Floor



## First Floor



Total area: approx. 117.9 sq. metres (1269.1 sq. feet)



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

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