



**DG**  
Property  
Consultants  
Estd. 2000



## **Meadow Road,, Toddington, Bedfordshire LU5 6BB**

### **Asking Price £415,000**

Meadow Road is located in the village of Toddington, conveniently positioned within walking distance of local amenities and the hub of the village. Also, within walking distance from popular local schools and easy access to mainline rail services (Harlington station) and M1 access, making this property ideal for a commuter. This extended 3 bedroom semi detached property combines comfort and spacious family living space with accommodation comprising: Entrance hall, cloakroom, 3 ground floor reception areas - lounge, refitted kitchen/dining room and study room, Well-presented interior boasts a refitted kitchen. The 1st floor offers 3 comfortable sized bedrooms and a refitted family bathroom. Outside, the properties south-west facing private rear garden which has been landscaped, providing and excellent retreat for outdoor relaxation. With parking available for 2/3 vehicles to the front drive, plus garage with utility area to the rear. Benefits include: Full double glazing and full gas central heating. Book your viewing today and don't miss out on the opportunity to make this delightful property in a sought-after village location your own.

Call Team DG on 01525-310200 to arrange your viewing



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## Ground Floor Accommodation

### Entrance Hall



uPVC double glazed entrance door, single radiator, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, stairs first floor landing, doors to kitchen/dining room, lounge, cloakroom and personal door to the garage.

### Cloakroom



UPVC double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, radiator, ceramic tiled flooring.

### Lounge

13'3" x 13'4" (4.03m x 4.06m)



UPVC double glazed window to front, double radiator, wooden flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, under stairs storage cupboard, door to study/sitting Room.

### View of Lounge



### View of Lounge



### Study/Sitting Room

10'8" x 9'0" (3.25m x 2.74m)



UPVC double glazed window to rear incorporating uPVC double glazed door to rear to garden, single radiator, wooden flooring, double power point(s), wall light point.

### Kitchen/Dining Room

10'8" x 19'6" (3.25m x 5.94m)



Refitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, matching breakfast bar, space for upright fridge/freezer and space for a dishwasher, built-in electric fan assisted double oven, four ring halogen hob with pull out extractor hood over, uPVC double glazed windows to rear.

Dining Area: Single radiator, double radiator, ceramic tiled flooring, double power point(s), four recessed ceiling spotlights, uPVC double glazed double doors to rear to garden with a uPVC double glazed window either side.

### View of Kitchen/Dining Room



### View of Kitchen/Dining Room



### View of Kitchen/Dining Room



### View of Kitchen/Dining Room



### Bedroom 2

11'4" x 9'7" (3.46m x 2.93m)



### First Floor Accommodation

#### Landing

UPVC double glazed window to side, wooden laminate flooring, textured ceiling, access to loft space.

#### Bedroom 1

12'10" x 9'8" (3.91m x 2.95m)



UPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s), textured ceiling.

#### View of Bedroom 1



UPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s), textured ceiling.

#### Bedroom 3

8'6" x 6'6" (2.60m x 1.99m)



UPVC double glazed window to front, double radiator, wooden laminate flooring, double power point(s), textured ceiling.

#### View of Bedroom 3



## Family Bathroom



Recently refitted with three piece suite comprising panelled bath with power shower over and glass screen, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC double glazed window to rear, ceramic tiled flooring, three recessed ceiling spotlights.

### View of Family Bathroom



## Outside of the property

### Frontage & Drive



Front Drive and gravel frontage with off road parking for 2/3 vehicles, mature shrubs.

## Rear Garden



South-West facing rear garden, enclosed by fencing, decked and paved patio area with covered pergola, raised borders, lawn area.

### View of Rear Garden



### View of Rear Garden



### Garage with Utility Area

17'2" x 8'8" (5.23m x 2.64m)

Attached brick built single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control, double swing doors to front of garage.

kitchen worktops, 1+1/2 bowl stainless steel polycarbonate sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for automatic washing machine and tumble dryer.

**Council Tax Band**

Council Tax Band : D

Charge Per Year : £2351.85

**MISDESCRIPTIONS ACT - Sales**

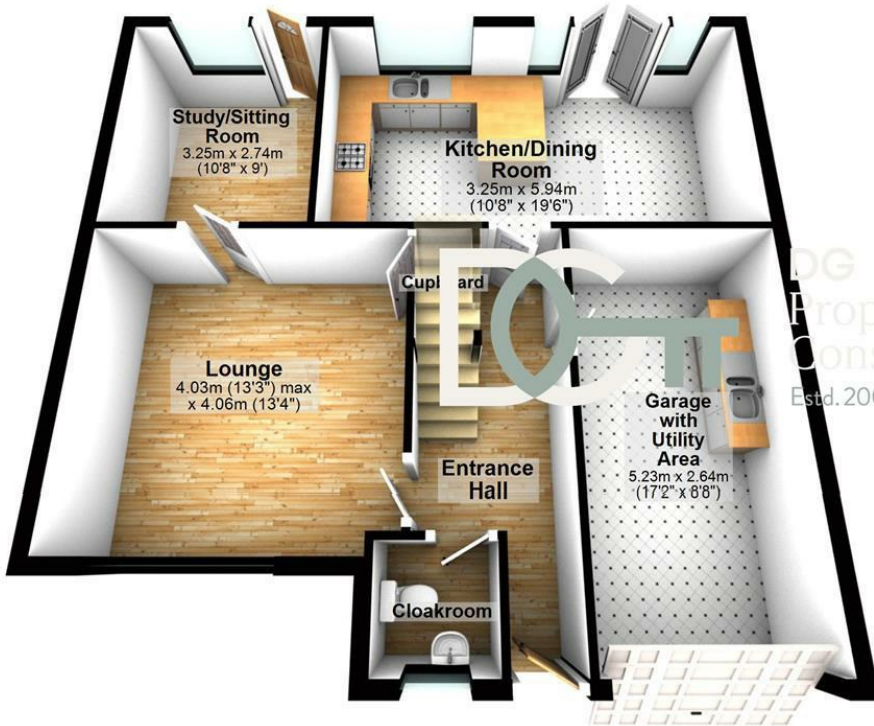
Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

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. 108.2 sq. metres (1164.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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