



High Street, Toddington, Dunstable, LU5 6BX

welcome to

High Street, Toddington, Dunstable

Immaculate three double bedroom period home featuring a spacious kitchen/diner, elegant lounge, study, utility/shower room and cellar. Boasting a mature private rear garden and beautifully presented throughout, this character-filled property perfectly blends period charm with modern living.

Entrance Hall

Double-glazed door to the front, radiator and stairs to the first floor. Doors to the study, dining area and the shower room/utility area.

Study

Radiator and double-glazed window to the front.

Lounge

Feature fireplace, TV point, wood laminate flooring and radiator. Double-glazed window to the front and door to the dining/family room.

Shower Room/Unity Area

Partially tiled with a wash hand basin, High flush WC and shower cubicle. Space for a washing machine and a tumble dryer. Double-glazed obscured window to the rear.

Dining/Family Room

Feature fireplace and wood laminate flooring. Door to the inner lobby. Leads into the kitchen.

Kitchen

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, butler sink, cooker hood and space for a cooker. Space for a fridge/freezer. Double-glazed windows to the rear and side.

Inner Lobby

Door leading out to the garden and door to the cellar.

Cellar

Storage space.

First Floor

Landing

Stairs from the ground floor and feature glazed window to the rear. Doors to all bedrooms and the bathroom.

Bedroom One

Radiator and double-glazed window to the rear.

Bedroom Two

Radiator, exposed wood flooring and double-glazed window to the rear.

Bedroom Three

Built-in storage cupboard, feature fireplace, radiator and double-glazed window to the front.

Bathroom

Wash hand basin, high flush WC and a bath. Radiator and double-glazed obscured window to the rear.

Outside

Rear Garden

A mature and well-established garden with a variety of flower and shrubs. Lawn area and a patio area. Greenhouse and sheds.



Total floor area 134.7 m² (1,450 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
High Street,
Toddington, Dunstable

- STUNNING PERIOD HOME
- 3 DOUBLE BEDROOMS
- SEPARATE RECEPTION AREAS
- MATURE REAR GARDEN
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£450,000



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Property Ref:
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