



DG
Property
Consultants
Estd. 2000



Bradford Road, Toddington, Bedfordshire LU5 6EQ

Asking Price £399,950

A spacious and versatile three-bedroom semi-detached home, situated on the popular Bradford Road development in the 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 for modern family living, the accommodation offers generous and flexible space throughout. The ground floor comprises an entrance hall leading into a fitted kitchen/dining area which opens into a spacious living room overlooking the rear garden. Additional ground floor accommodation includes a utility room, downstairs cloakroom, and a further snug/playroom which could also serve as a ground floor bedroom or home office. Upstairs, the property offers three comfortable bedrooms along with a 4-piece family bathroom. Externally, the home benefits from a private south facing rear garden backing onto open playing fields, creating a pleasant setting for outdoor relaxation and family activities. To the front, driveway providing off-road parking for up to 3/4 vehicles.

Further benefits include double glazing and gas central heating throughout.

This is a fantastic opportunity to secure a spacious family home in one of the area's most desirable village locations.

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



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Ground Floor Accommodation

Entrance Hall



UPVC double glazed entrance door, UPVC double glazed window to front, double radiator, wood block flooring, telephone point, power point(s), dado rail, coved ceiling, built in storage cupboard, carpeted stairs to first floor landing, glazed door to kitchen/diner.

View of Entrance Hall



Kitchen/Diner

15'1" x 10'1" (4.61m x 3.08m)



Re-fitted with a matching range of base and eye level units with

worktop space over, matching island dining bar with drawers under and a halagon hob with extraction hood above, along with two decorative pendant lights, ceramic butler style sink unit with single drainer and swan neck mixer tap, built-in double oven, integral dishwasher and integral waste bins, uPVC double glazed window to rear, uPVC double glazed window to side, double upright radiator, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, walk in pantry room opening to the living room, door to utility room.

View of Kitchen/Diner Area



View of Kitchen/Diner Area



View of Kitchen/Diner Area



Living Room

11'8" x 12'6" (3.56m x 3.81m)



UPVC double glazed patio doors to garden, double and single radiator, ceramic tiled flooring, TV point(s), double power point(s), chimney breast fireplace with stove, built-in alcove storage cupboard with shelf above.

View of Living Room



Pantry

Pantry room, from kitchen, UPVC double glazed window to front.

Utility Room

4'7" x 6'0" (1.39m x 1.83m)



Utility room with wooden worksurface with space and plumbing for a automatic washing machine and space for a tumble dryer underneath, also space for a upright fridge/freezer, uPVC double glazed window to front, ceramic tiled flooring, double power point(s), textured ceiling, wall mounted gas combination boiler, folding door to the snug/grd floor bedroom, door to cloakroom.

Cloakroom



UPVC double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, half height ceramic brick tiling to all walls, single radiator, ceramic tiled flooring, textured ceiling.

Snug/Grd Floor Bedroom

10'6" x 10'6" (3.19m x 3.20m)



UPVC double glazed window to front, uPVC double glazed window to rear, double radiator, wood block flooring, double power point(s), uPVC double glazed door to garden, uPVC double glazed door to front.

This room has many uses dependant on the families needs.

First Floor Accommodation

Landing



UPVC double glazed window to front, double radiator, fitted carpet, double power point(s), dado rail, access to loft space, doors to all first floor rooms.

Bedroom 1

12'0" x 12'6" (3.66m x 3.82m)



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

View of Bedroom 1



Bedroom 2

12'0" x 10'0" (3.66m x 3.05m)



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

View of Bedroom 2



View of Family Bathroom



Bedroom 3

8'0" x 5'10" (2.45m x 1.79m)



Outside of the property

Front Garden



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), double doors to a built in storage cupboard.

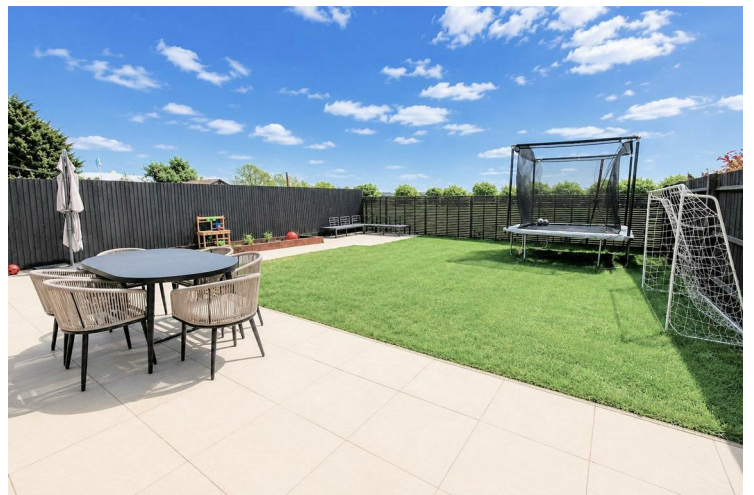
Mono block front drive allowing off road parking for 3/4 vehicles.

Front lawn with mature shrubs.

Family Bathroom



Rear Garden



Four piece suite with comprising, panelled bath with mixer tap, pedestal wash hand basin, tiled shower cubicle with power mixer shower and glass screen and low-level WC, chrome heated towel rail, uPVC double glazed window to side, ceramic tiled flooring, recessed ceiling spotlights.

South facing rear garden overlooking open playing field. Large paved patio, lawn area, enclosed by fencing.

View From Rear of Property



that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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

View of Rear Garden



View from rear of the proeprty over open playing fields.

Council Tax Band

Council Tax Band : C

Charge Per Year : £1988.04

The Property Misdescriptions Act 1991

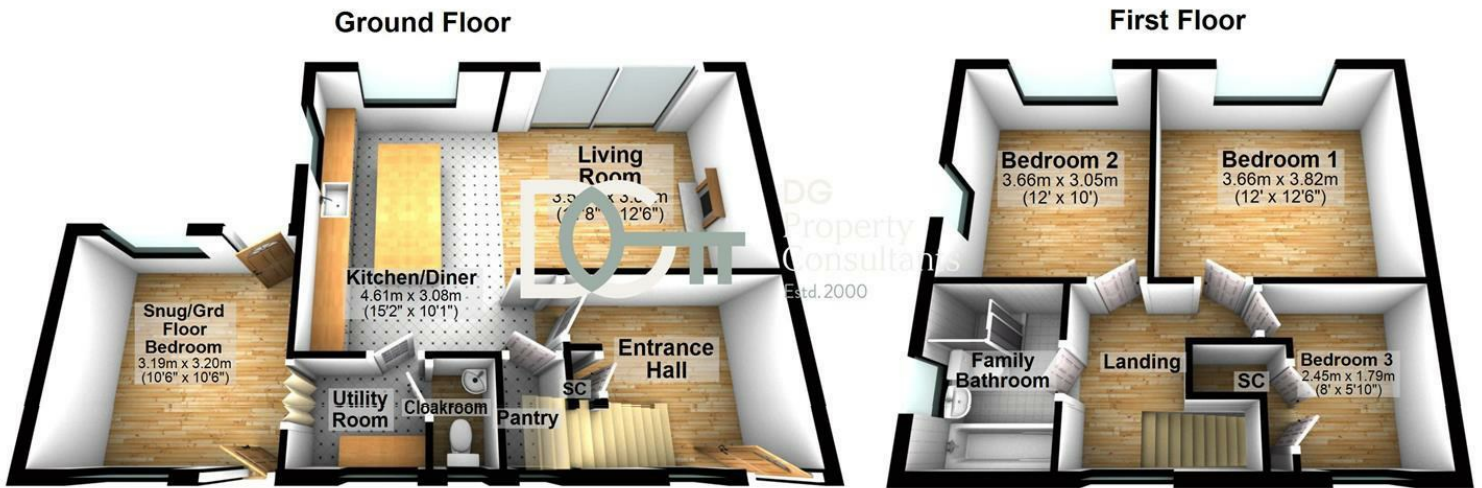
Property Misdescriptions Act 1991 - Sales & Lettings
Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

Nothing in these particulars shall be deemed to be a statement



Total area: approx. 96.7 sq. metres (1040.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	85

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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