



DG
Property
Consultants
Estd. 2000



Luton Road,, Chalton, Bedfordshire LU4 9UG

Asking Price £495,000

Situated in the heart of the charming village of Chalton, nestled between Toddington, Houghton Regis and Luton, this extended five-bedroom semi-detached home offers generous and versatile living space perfectly suited to modern family life. Beautifully arranged, the accommodation boasts two spacious reception rooms ideal for both entertaining and relaxing, alongside a large fitted kitchen/breakfast room forming the heart of the home. A separate utility room and cloakroom add further practicality to the ground floor. Upstairs, five well-proportioned bedrooms provide ample space for growing families, with the principal bedroom benefiting from an en-suite bathroom. A family bathroom completes the accommodation.

Externally, the property enjoys a good-sized rear garden, together with ample off-road parking and a double-width garage.

Conveniently positioned for local schools and amenities in nearby Toddington and Houghton Regis, Chalton offers the perfect blend of village charm and commuter practicality, with excellent road and rail links for a commuter are within easy reach.

Early viewing is highly recommended to fully appreciate the space and lifestyle on offer.

Contact Team DG on 01525-310200 to arrange your viewing.



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Ground Floor Accommodation

Porch

Glazed entrance door, flooring, door leading into the entrance hallway.

Entrance Hall



Double radiator, fitted carpet, double power point(s), doorway to living room, door to dining room/family room.

Living Room

12'0" x 11'6" (3.66m x 3.51m)



UPVC double glazed bay window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), fireplace.

View of Living Room



Dining Room / Family Room

13'6" x 14'10" (4.11m x 4.52m)



UPVC double glazed window to side, double radiator, fitted carpet, double power point(s), fireplace with wood burner, beamed ceiling, door to kitchen/breakfast room.

View of Dining Room / Family Room



View of Dining Room / Family Room



View of Kitchen/Breakfast Room



Kitchen/Breakfast Room
20'6" x 14'10" (6.25m x 4.52m)



View of Kitchen/Breakfast Room



Fitted with a matching range of base and eye level units with worktop space over, twin bowl ceramic sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge/freezer and Aga cooker, double radiator, ceramic tiled flooring, TV point, double power point(s), two uPVC double glazed windows to side incorporating uPVC double glazed double French doors to the rear garden, door to utility room.

Utility Room
5'7" x 9'0" (1.71m x 2.74m)



View of Kitchen/Breakfast Room



Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with taps, plumbing and space for automatic washing machine, uPVC double glazed window to side, double radiator, ceramic tiled flooring, double power point(s), wall mounted gas boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to rear to garden, door to cloakroom.

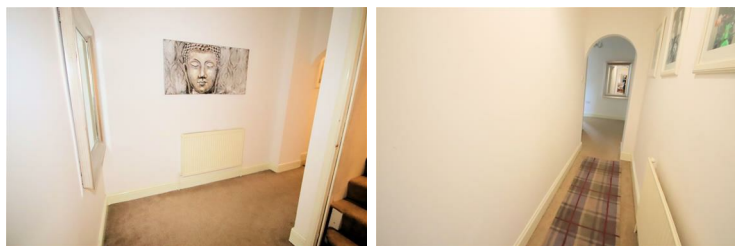
Cloakroom



Two piece suite comprising, low level WC, Belfast sink unit with taps, single radiator, ceramic tiled flooring, built in cupboards.

First Floor Accommodation

Landing



Fitted carpet, double power point(s), doors to bedroom 1,3,4 & family bathroom, stairs to 2nd floor landing.

Bedroom 1

14'0" x 14'10" (4.27m x 4.52m)



UPVC double glazed bay window to front, double radiator, fitted carpet, TV point, double power point(s), original cornice style coved.

View of Bedroom 1



Bedroom 3

13'6" x 19'3" (4.11m x 5.86m)



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

View of Bedroom 3



View of Bedroom 3



Family Bathroom



Bedroom 4

15'0" x 8'6" (4.57m x 2.59m)



Velux skylight window, double radiator, fitted carpet, double power point(s).

View of Bedroom 4



Second Floor Accommodation

2nd Floor Landing



Double radiator, fitted carpet, double power point(s), access to bedroom 2 & 5.

Bedroom 2



Velux double glazed skylight window to front, single radiator, fitted carpet, double power point(s), access to the en-suite shower

View of Bedroom 2



Bedroom 5 / Study
8'6" x 7'7" (2.59m x 2.30m)



View of Bedroom 2



Velux skylight double glazed window to side, radiator, fitted carpet, power points.

Outside of the property

Front Garden

Front boundary wall, path to the front of the property, mature shrubs, access to the side allowing access to the drive and garage.

Rear Garden



En-suite Bathroom



ENClosed by timber fencing, with access to the double garage and the driveway parking, laid to lawn, patio, access to the front of the property.

Three piece suite comprising panelled bath, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to all walls, double glazed velux window to rear.

View of Rear Garden



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.

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

Double Width Garage



Window to side, door, double door.

Street View



Council Tax Band

Council Tax Band : D

Charge Per Year : £2236.55

The Property Misdescriptions Act 1991

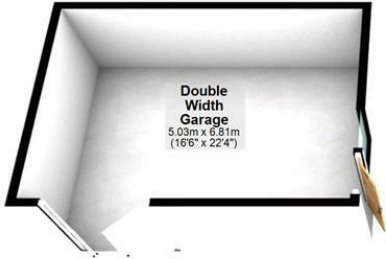
Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008

(CPRs) and the Misrepresentation Act 1967.

Ground Floor

Approx. 111.1 sq. metres (1196.1 sq. feet)



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First Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



Second Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Total area: approx. 212.2 sq. metres (2284.5 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	67
			78

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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