



DG
Property
Consultants
Estd. 2000



Bryant Way, Toddington, Bedfordshire LU5 6EY

Asking Price £265,000

Situated within the highly sought-after village of Toddington, this delightful two-bedroom terraced home is located on the popular Bryant Way development and offers an excellent opportunity for first-time buyers, or for a small family alike. Ideally positioned within walking distance of the village centre, local amenities and highly regarded schools, the property combines convenience with comfortable modern living.

The accommodation comprises a spacious lounge/dining room, fitted kitchen, two generous double bedrooms and a family bathroom. Externally, the property benefits from a private rear garden, providing a pleasant outdoor space. To the rear, there is an allocated parking space in addition to ample communal parking for residents and visitors. Further benefits include double glazing and gas central heating throughout.

For commuters, the property is perfectly positioned with easy access to Harlington mainline station, the M1 motorway and the A5, providing excellent transport links to London and beyond. Whether you're stepping onto the property ladder, a small family or seeking an investment opportunity, this well-presented home offers an ideal combination of location, comfort and convenience.

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



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Ground Floor Accommodation

Entrance Hall

12'0" x 6'0" (3.66m x 1.83m)



Composite entrance door, double radiator, wooden laminate flooring, double power point(s), built-in under-stairs storage cupboard, access to kitchen and lounge/dining room, carpeted stairs to first floor landing.

Lounge/Dining Room

13'6" x 12'9" (4.11m x 3.89m)



Double glazed patio door to garden, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling.

View of Lounge/Dining Room



Kitchen

12'0" x 6'5" (3.66m x 1.96m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing and space for automatic washing machine, space for a upright fridge/freezer and cooker, fitted extractor hood, uPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s), textured ceiling.

View of Kitchen



First Floor Accommodation

Landing

Fitted carpet, power point(s), textured ceiling, access to loft space, access to all first floor room.

Bedroom 1

10'2" x 11'2" (3.09m x 3.40m)



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

View of Bedroom 1



Bedroom 2

9'3" x 12'9" (2.81m x 3.89m)



Two uPVC double glazed windows to front, single radiator, fitted carpet, double power point(s), textured ceiling, built in wardrobe/storage cupboard, also housing combination boiler.

View of Bedroom 2



Family Bathroom



Three piece with comprising, panelled bath with electric power shower over with glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, vinyl flooring.

View of Bathroom



Outside of the property

Front Garden

Frontage from path with shrubs, communal parking area to the front.

Rear Garden



Enclosed rear garden, mainly laid to lawn. Rear gated access to the private parking area.

Allocated parking area



Allocated parking space to the rear of the property.

Council Tax Band

Council Tax Band : C

Charge Per Year : £2090.52

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

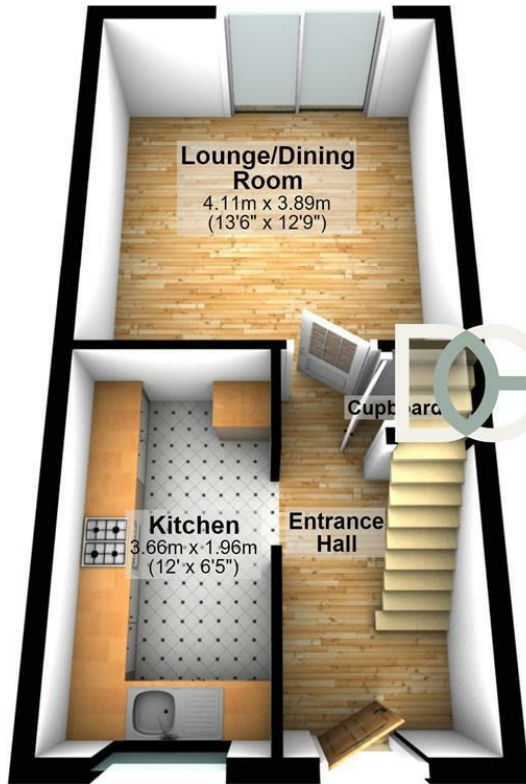
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Ground Floor

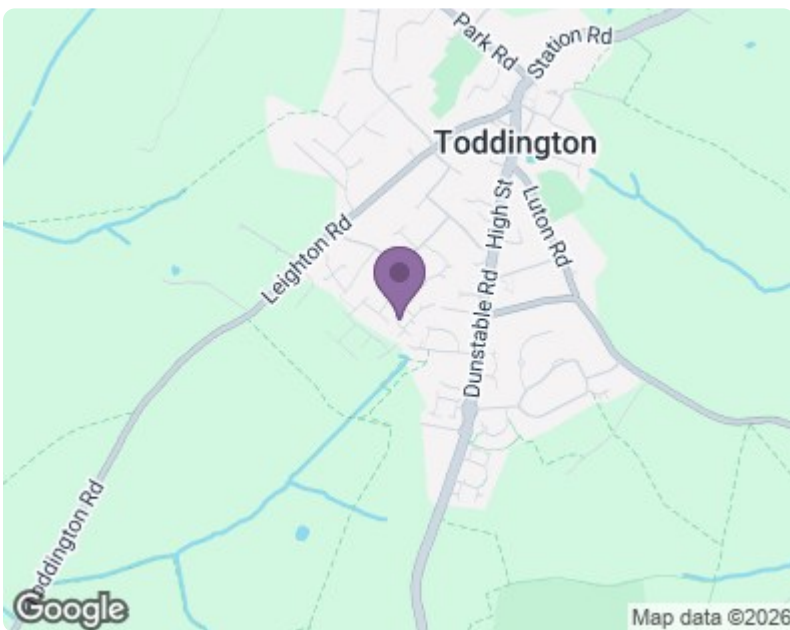


First Floor



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Total area: approx. 61.2 sq. metres (658.9 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 | |

| 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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