



DG
Property
Consultants
Estd. 2000



Russell Road, Toddington, Bedfordshire LU5 6QF

Asking Price £445,000

DG Property Consultants are pleased to be chosen as agents offering this good size extended 4 bedroom detached property located in the popular village of Toddington. The property offers excellent space and practical modern living. The ground floor features a generous fitted kitchen/dining room, a good size living room, a convenient downstairs cloakroom completes the downstairs. Upstairs you'll find 4 bedrooms, the master with an en-suite shower room, plus a family bathroom completing the accommodation.

Externally, the property boasts a front garden with off-road parking plus an enclosed rear garden providing perfect for family outdoors activities. This home is an excellent choice for commuters with easy access to rail links and the M1, whilst families will appreciate the proximity to highly regarded schooling and scenic countryside walks.

Viewing is highly recommended to fully appreciate this superb property.

Call Team DG on 01525 310200 to arrange your viewing.



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200



Ground Floor Accommodation

Entrance Hall



Composite entrance door, UPVC double glazed window to side, single radiator, wooden laminate flooring, double power point(s), carpeted stairs to the first floor landing, doors to living room and cloakroom.

Cloakroom

UPVC double glazed window to side, two three suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, wooden laminate flooring.

Lounge

13'6" x 12'6" (4.12m x 3.82m)



UPVC double glazed window to front, window to rear, double radiator, wooden flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, door, glazed double door to the kitchen/diner, internal side window.

View of Lounge



Kitchen/Dining Room

11'4" x 17'4" (3.46m x 5.29m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, space for fridge/freezer, plumbing and space for dishwasher and automatic washing machine, built-in electric oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, wooden 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 garden, double glazed patio door to garden from dining area.

View of Kitchen/Dining Room



Landing



View of Kitchen/Dining Room



UPVC double glazed window to side, fitted carpet, power point(s), access to loft space, doors to all main first floor rooms.

Bedroom 1

16'4" x 9'0" (4.98m x 2.74m)



View of Kitchen/Dining Room



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), door to en-suite shower room.

En-suite Shower Room



First Floor Accommodation

Three piece suite with comprising, tiled shower cubicle with power shower and glass screen, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, uPVC double glazed window to rear, vinyl flooring.

Bedroom 2

13'6" x 10'0" (4.11m x 3.05m)



UPVC double glazed window to front, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s).

Bedroom 3

8'9" x 10'0" (2.67m x 3.05m)



UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s).

Bedroom 4

9'10" x 6'6" (3.00m x 1.99m)



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

Family Bathroom



Three piece suite with comprising, panelled bath with independent electric shower over, vanity wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashbacks and low-level WC, uPVC double glazed window to rear, single radiator, vinyl flooring

Outside of the property

Front Garden and Frontage



Front boundary hedge, mono block drive allowing off road parking, laid to lawn, side gate to rear garden.

Rear Garden



Enclosed by fencing, mature shrubs and trees, laid to lawn, patio area, side access to the front of the property, access into the garage.

View of Rear Garden



View of Rear Aspect



View of Rear Garden



Single Garage

17'6" x 9' (5.33m x 2.74m)

Single attached garage with power and lighting, metal up and over door to the front, personal door to the rear garden.

Council Tax Band

Council Tax Band : E

Charge Per Year : £2733.56

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

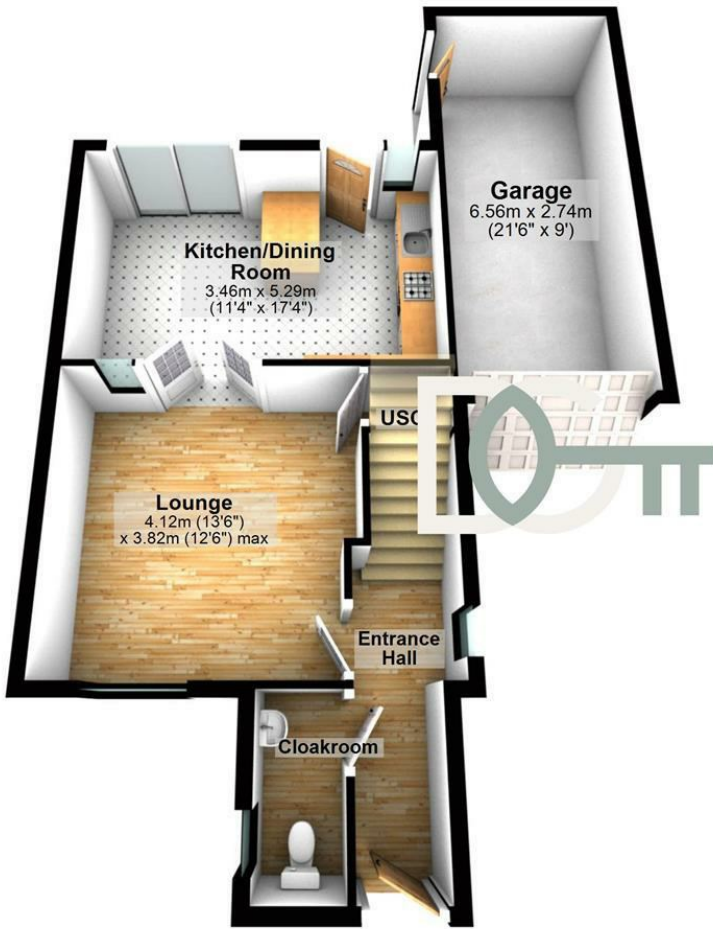
DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

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 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.

Ground Floor



First Floor



Total area: approx. 121.0 sq. metres (1301.9 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200

