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1 Toddington Road, Tebworth, Leighton Buzzard, LU7 9QD

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Guide Price £400,000

- THREE DOUBLE BEDROOM CHARACTER HOME
- HOME OFFICE/THIRD BEDROOM
- FEATURE LOG BURNER
- VILLAGE LOCATION
- LOUNGE and DINING ROOM
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

This charming and beautifully presented three-bedroom home is perfectly positioned within the picturesque village of Tebworth, offering a wonderful blend of character, warmth, and flexible living space. From the moment you step inside, you are greeted by a cosy and welcoming atmosphere that instantly makes you feel at home.

The inviting lounge is filled with natural light thanks to two windows, while the charming barn-style door and wood-burning fireplace create a stunning focal point and enhance the cottage-like appeal. A separate dining room provides excellent flexibility for entertaining or family meals, complementing the well-appointed kitchen which offers both practicality and character. The ground floor further benefits from a third bedroom/ home office, ideal for remote working, which could also serve as a third bedroom if required.

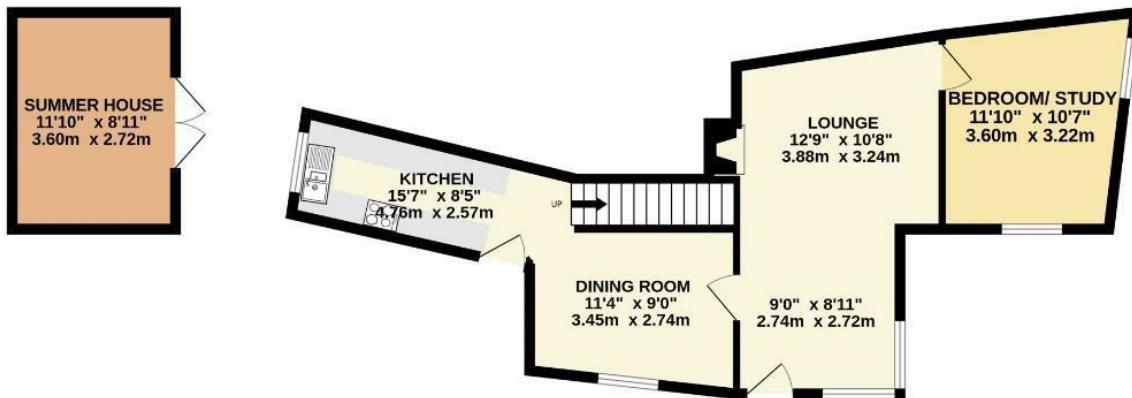
Upstairs, the first floor offers two generous double bedrooms, both tastefully presented, along with a well-proportioned family bathroom.

Externally, the property benefits from off-road parking and a beautifully enclosed rear garden, predominantly laid to lawn and complemented by mature flower beds. A charming summerhouse, complete with electricity and Wi-Fi, further enhances the appeal of this delightful home.

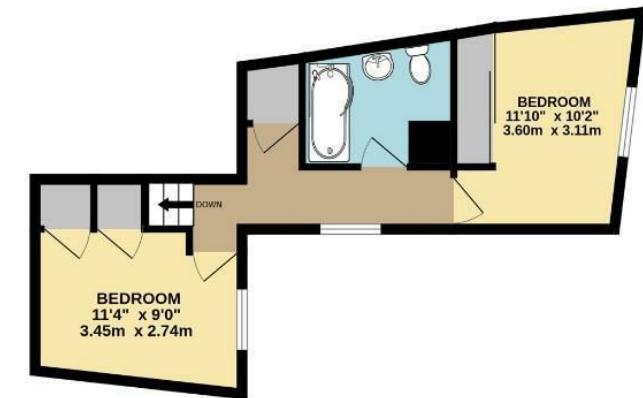
Situated in the highly regarded village of Tebworth, this property enjoys a peaceful semi-rural setting while remaining exceptionally well connected. Tebworth is a sought-after Bedfordshire village, known for its strong community feel, attractive countryside surroundings and excellent access to nearby market towns.

The village benefits from convenient road links, with easy access to the A5 and M1, making it ideal for commuters travelling to Milton Keynes, Luton, Dunstable and London beyond. Leighton Buzzard mainline station is within easy reach, offering direct rail services into London Euston.

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			







