



DG
Property
Consultants
Estd. 2000



Willow Way, Toddington, Bedfordshire LU5 6FD

Asking Price £425,000

This beautifully presented three-bedroom home has been completely refurbished to a high standard throughout and is ready to move straight into. Situated in the sought-after village of Toddington, the property is conveniently positioned for local amenities, highly regarded schools and surrounding countryside. For commuters, there is easy access to the M1 motorway, while nearby Harlington mainline station provides rail connections into London.

The accommodation comprises a bright front-aspect living room leading through to an impressive open-plan kitchen/dining/family room, complete with quality integrated appliances, breakfast bar and Tri-folding doors opening onto the rear garden. Upstairs are three well-proportioned bedrooms, with the principal benefiting from an en-suite shower room, along with a modern family bathroom. Externally, the property enjoys attractive landscaped front and rear gardens, a generous patio area and an impressive purpose-built garden office, ideal for home working.

Further benefits include new flooring and contemporary decoration throughout, creating a superb move-in-ready home perfectly suited to modern family living.

Early viewing is highly recommended to fully appreciate this stunning home.

Call Team DG on 01525 310200 to arrange your viewing.



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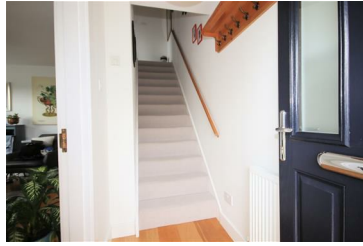
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Ground Floor Accommodation

Entrance Hall

8'4" x 4'4" (2.54m x 1.32m)



Composite entrance door, single radiator, wooden laminate flooring, carpeted stairs to first floor landing, door to living room.

Living Room

14'6" x 12'0" (4.42m x 3.66m)



UPVC double glazed window to front, two uPVC double glazed high level windows to side, double radiator, wooden flooring, telephone point(s), TV point(s), double power point(s), understairs storage cupboard with power and lighting, door to kitchen/dining/family room.

View of Living Room



Kitchen/Dining/Family Room

19'0" x 15'6" (5.79m x 4.73m)



Refitted with a matching range of base and eye level units with worktop space over, along with a breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for an upright fridge/freezer, integral dishwasher, automatic washing machine and tumble dryer, built-in electric fan assisted double oven, halogen hob with extractor hood over, uPVC double glazed window to side, double radiator, laminate tiled flooring, double power point(s), recessed ceiling spotlights.

Dining/Family area: Space for a sofa and table, power points, double radiator, double glazed tri-fold doors to garden.

View of Kitchen/Dining/Family Room



View of Kitchen/Dining/Family Room



View of Kitchen/Dining/Family Room



View of Kitchen/Dining/Family Room



First Floor Accommodation

Landing



Fitted carpet, double power point(s), doors to all first floor rooms, access to loft space, part boarded with lighting.

Bedroom 1

12'5" x 9'2" (3.79m x 2.79m)



UPVC double glazed window to rear, two uPVC double glazed windows to side, single radiator, fitted carpet, double power point(s), airing cupboard, door to en-suite shower room.

View of Bedroom 1



En-suite Shower Room

4'11" x 6'0" (1.51m x 1.83m)



Refitted with three piece suite with comprising: tiled corner shower cubicle with overhead power rain shower and glass screen, vanity wash hand basin in vanity unit with cupboards under and low-level WC, heated towel rail, vinyl flooring.

View of En-suite Shower Room



Bedroom 2

11'11" x 8'9" (3.62m x 2.66m)



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

View of Bedroom 2



Bedroom 3

8'9" x 6'6" (2.66m x 1.97m)



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

Currently configured to a dressing room with a range of fitted wardrobes, cupboards, drawers and display units, along with worktop storage space.

View of Bedroom 3



View of Bedroom 3



Allocated Off Road Parking Space



Family Bathroom



1 x Allocated off road parking space.

Rear Garden



Refitted with three piece suite with comprising, panelled bath with independent shower attachment over and glass screen, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic to two walls, uPVC double glazed window to rear, single radiator, vinyl flooring.

Enclosed by metal fencing, large paved patio, mature shrubs & plants, artificial lawn, access to a large garden room with power and lighting to the rear of the garden. Paved pathway leading to the front of the property.

Outside of the property

Front Garden

Front garden with mature shrubs, plants and bushes, artificial lawn, paved path to front, also leading to the rear garden.

View of Rear Garden



View of Rear Garden



Internal View of Garden Room



View of Rear Garden



View of Glebe



Garden Room Plus Store room

12'5"x 6'8" (3.78mx 2.03m)



Spacious garden room with power and lighting and internet connected, double glazed tri-fold doors to the front overlooking the garden.

Side storage room (12'6" x 13'6" L-shaped 3.81mx 4.11m) xto the side with power and lighting.

The Glebe Parkland located next to the property.

Council Tax Band

Council Tax Band : D

Charge Per Year : £2351.85

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

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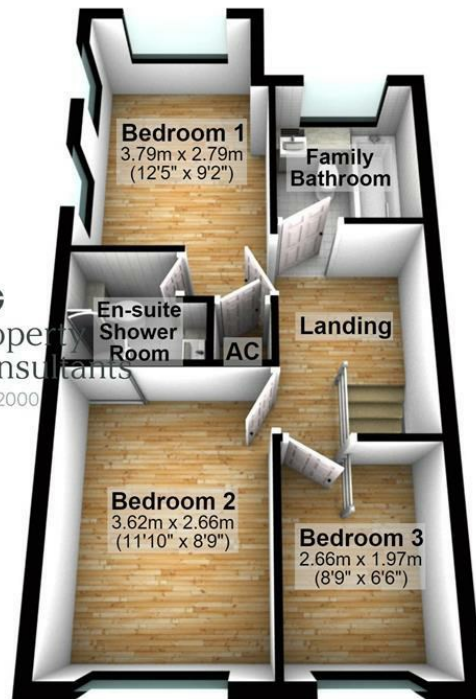
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Ground Floor

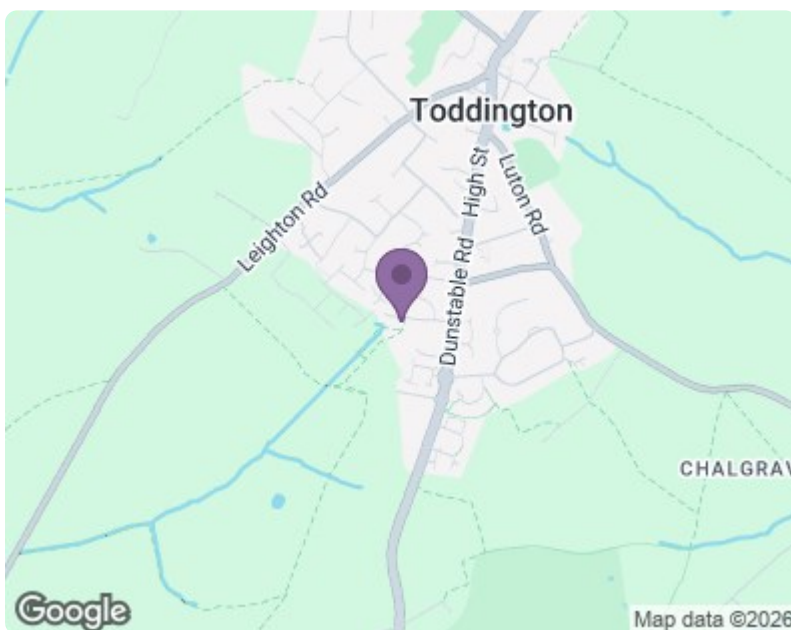


First Floor



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Total area: approx. 92.3 sq. metres (993.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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	



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