DG Property Consultants
Estd. 2000









St. Georges Close, Toddington, Bedfordshire LU5 6AT

Asking Price £395,000

DG Property Consultants are delighted to offer for sale this spacious three-bedroom family home offered with no upper chain. Pleasantly positioned within a sought-after cul-de-sac, just a short walk from the heart of Toddington and its highly regarded local schools. Offering generous accommodation throughout, the property would benefit from general modernisation, providing an excellent opportunity for buyers to create a home to their own taste. The ground floor comprises an entrance hall, Grd floor shower room/cloakroom, spacious front to rear lounge/dining room, good size kitchen overlooking the rear garden. Upstairs are three very well-proportioned bedrooms and a family bathroom. Externally, the property occupies a generous plot with potential for a side extension (STPP), a good-sized rear garden, ample off-road parking and a single garage.

Ideally located for Toddington's village amenities, schools and surrounding countryside, the property also enjoys excellent commuter links via the M1 (Luton Airport) and nearby Harlington mainline station.

Early viewing is highly recommended to appreciate the space, location and excellent potential this family home has to offer.

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

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Ground Floor Accommodation

Front Porch
Entrance porch open to entrance door.

Entrance Hall
11'10" x 12'4" (3.60m x 3.75m)



Entrance door with side window to front aspect, single radiator, fitted carpet, telephone point(s), power point(s), textured ceiling, carpeted stairs to first floor landing, doors to lounge/dining room, kitchen and shower room.

Shower Room
7'6" x 6'0" (2.29m x 1.82m)



Three piece suite with comprising, tiled shower cubicle with shower and screen, vanity wash hand basin and low-level WC, window to side, single radiator, vinyl tiled flooring, textured ceiling.

Lounge/Dining Room
22'0" x 11'10" (6.70m x 3.61m)



Two UPVC double glazed windows to front, chimney breast, single radiator, double radiator, fitted carpet, TV point(s), double power point(s), coving to textured ceiling, double glazed patio door to garden.

View of Lounge/Dining Room



View of Lounge/Dining Room



Kitchen
7'10" x 13'6" (2.39m x 4.12m)



A matching range of base and eye level units with worktop space over, stainless steel sink unit with double drainer, taps and tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, space for cooker, gas and electric points for cooker, uPVC double glazed window to rear, vinyl tiled flooring, double power point(s), serving hatch to lounge/dining room, textured ceiling, wall mounted gas combination boiler serving heating system and domestic hot water (replaced approximately 2 years ago), uPVC double glazed door to garden.

View of Kitchen



View of Kitchen



First Floor Accommodation

Landing
6'0" x 13'5" (1.82m x 4.10m)



Window to side, double radiator, exposed floorboards, access to loft space, storage cupboard, access to all first floor rooms.

Bedroom 1
8'6" x 16'6" (2.59m x 5.03m)



Two UPVC double glazed windows to front, built-in double wardrobe(s) with double folding door, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

View of Bedroom 1



Bedroom 2
10'6" x 13'6" (3.20m x 4.11m)



UPVC double glazed window to rear, built-in double wardrobe(s) with double folding doors, single radiator, fitted carpet, power point(s), coving to textured ceiling.

View of Bedroom 2



Bedroom 3
7'6" x 10'6" (2.28m x 3.20m)



UPVC double glazed window to rear, single radiator, fitted carpet, power point(s), coving to textured ceiling.

View of Bedroom 3



Family Bathroom



Three piece suite comprising, panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, wall mounted mirror, shaver point, window to front, double radiator, fitted carpet.

Outside of the property

Front & Side Garden



Laid to lawn, mature shrubs, side access to the rear garden, side drive leading to the single garage, off road parking for two vehicles.

Rear Garden



Patio area, laid to lawn, mature shrubs, mature conifer hedge (approximately 2 meters deep), side path to the front via gate and access to rear of garage .

View of Rear Garden



Single Garage

Metal up and over door, power and lighting connected, personal door at the of the rear garden.
Size: 16'0" x 8'6" 4.88m x 2.59m

View from the front of the Property



Council Tax Band

Council Tax Band : E
Charge Per Year : £2,874.48

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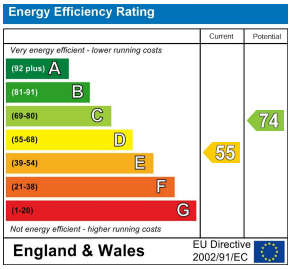
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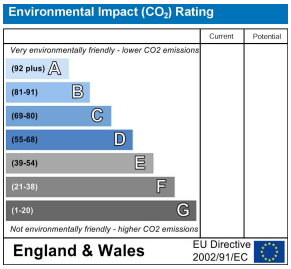
These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.



Total area: approx. 118.6 sq. metres (1276.2 sq. feet)







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