



48 Toddington Road
Leighton Buzzard, LU7 9QD



Bradley Cooper
Partnered With
Simpsons
Property Experts

Situated on Toddington Road in the charming village of Tebworth is this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. This property features a single story extension to the rear enlarging the kitchen and creating a dining/family room.

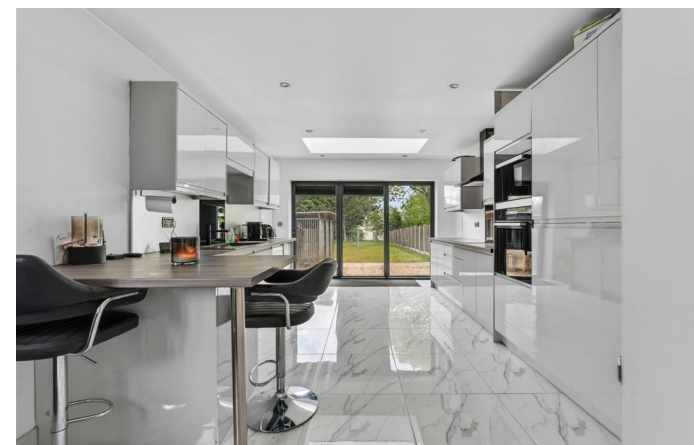
Upon entering this property you're greeted with an entrance hallway with stairs leading to the first floor, spacious living room and an extended kitchen/diner/family room to the rear. The kitchen comprises of several wall to base cupboards, integral appliances and by-folding doors onto the rear garden. The first floor comprises of two well-proportioned bedrooms and a three piece family bathroom suite.

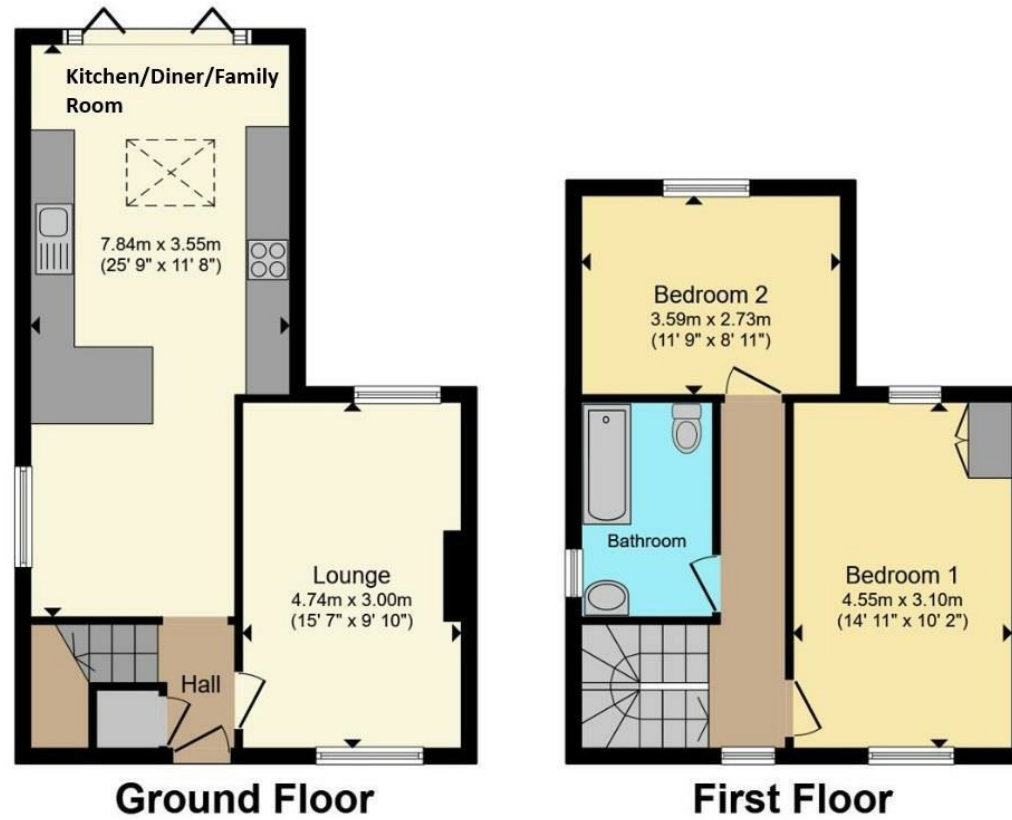
Furthermore the property features a larger than average rear garden and this is a true gem, offering a private outdoor sanctuary for gardening enthusiasts or a safe play area for children. It is mainly laid lawn with paved patio.

Additionally, the property includes parking for several vehicles and laid lawn front garden.

Situated close to local road links, this residence provides easy access to nearby amenities and transport options, making it an excellent choice for those who commute or enjoy exploring the surrounding areas. This property is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this charming home your own.

£350,000





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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