

Dunstable Office:

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15 Wentworth Gardens, Toddington, Bedfordshire, LU5 6DN

Offers Over £800,000 Freehold



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The Property Experts with the Personal Touch

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Entrance Hall

Entered via double glazed front door with double glazed wing windows, built in cupboard, radiator, staircase to the first floor

Living Room

19'5" x 12'8" (5.92m x 3.85m)

Entered through double doors via the hallway, this lovely room has a feature fireplace with inset electric fire, two radiators, leaded double glazed French doors to rear garden, door to the dining room

Dining Room

12'11" x 10'2" (3.94m x 3.10m)

Leaded double glazed window to rear, radiator

Study

8'5" x 9'9" (2.57m x 2.97m)

Leaded double glazed window to front aspect, radiator

Kitchen/Breakfast Room

23'3" x 9'5" (7.08m x 2.87m)

Refitted with a range of floor and wall units in High Gloss with Quartz worktop and feature under cupboard lighting. Integrated appliances include fridge, freezer, washing machine, dishwasher and microwave. Franke one and a half bowl sink unit, Rangemaster cooker with hob, griddle and hot plate, inset spotlighting, leaded double glazed window to front aspect, radiator, leaded double glazed French doors to the rear garden

Cloakroom

Leaded double glazed window to side aspect, low level W.C, pedestal wash hand basin, radiator

Landing

Leaded double glazed window to front aspect, hatch to loft space, built in cupboard, radiator

Bedroom 1

17'1" x 12'10" (5.21m x 3.91m)

Leaded double glazed window to rear aspect, radiator, fitted wardrobes

En-suite

6'4" x 6'5" (1.93m x 1.96m)

Leaded double glazed window to side aspect, low level W.C, pedestal wash hand basin, double shower cubicle, part tiled walls, radiator.

Bedroom 2

16'6" x 9'5" (5.03m x 2.87m)

Leaded double glazed window to rear, fitted wardrobes, radiator

Bedroom 3

12'5" x 10'0" (3.78m x 3.05m)

Leaded double glazed window to rear aspect, radiator

Bedroom 4

8'3" x 9'9" (2.51m x 2.97m)

Leaded double glazed window to front aspect, radiator

Bathroom

6'5" x 9'4" (1.96m x 2.84m)

Leaded double glazed window to front aspect, low level W.C, pedestal wash hand basin, panelled bath, shower cubicle, radiator

Outside

Rear Garden

Landscaped rear garden by Frosts of Woburn, this lovely mature rear garden has an abundance of colour throughout with various flowers and shrubs, water feature with garden pond, upper seating area, garden shed, outside tap, gated side access

Front Garden and Driveway

Laid to lawn with various flowers, shrubs and trees, Mono block driveway, providing off road parking for several vehicles, gated side access.

Double garage

18'2" x 18'8" (5.54m x 5.69m)

With twin up and over doors, light and power, wall mounted boiler, eaves storage, personal door to the rear garden

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional **Toddington:** 2-4 High Street
Office: - 01525 877 771

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Located in one of the premier locations within Toddington, this four bedroom detached home with DOUBLE GARAGE has the added benefit of a landscaped rear garden, designed by Frosts of Woburn.

This lovely family home is only a short walk to the village High street, local Schools and for the Commuter, the M1 and Harlington train station are a few minutes drive away. The accommodation comprises entrance hall, living room, dining room, study, cloakroom and RE FITTED KITCHEN/BREAKFAST to the ground floor. Upstairs there is an En suite to bedroom one, three further bedrooms and family bathroom. Outside there is a lovely landscaped rear garden, double garage and mono block driveway providing additional off road parking. Call now to arrange a viewing.



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Road Map



Hybrid Map



Terrain Map



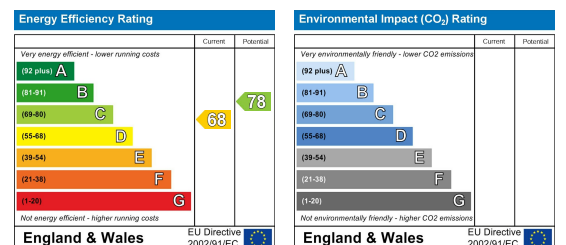
Floor Plan



Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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