



DG
Property
Consultants
Estd. 2000



Willow Way, Toddington, Bedfordshire LU5 6FD

Asking Price £275,000

Situated within the highly sought-after village of Toddington, this good size two-bedroom terraced home is located on the popular Willow Way development and offers an excellent opportunity for first-time buyers, or for a small family alike. Ideally positioned within walking distance of the village centre, local amenities, parkland and highly regarded schools, also offered with no upper chain.

The accommodation comprises: Entrance hall, lounge, combined kitchen/diner, two generous double bedrooms and a refitted family shower room. Externally, the property benefits from a front and a good size private rear garden, providing a pleasant outdoor space and allocated parking space to the side. Further benefits include double glazing and gas central heating throughout.

For commuters, the property is perfectly positioned with easy access to Harlington mainline station, the M1 motorway and the A5, providing excellent transport links to London and beyond.

Whether you're stepping onto the property ladder, a small family or seeking an investment opportunity, this well-presented home offers an ideal combination of location, comfort and convenience.

Call Team DG on 01525 310200 to arrange your viewing today.



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200



Ground Floor Accommodation

Entrance Hall

uPVC double glazed entrance door, single radiator, fitted carpet, power point(s), carpeted stairs to first floor landing, door lounge.

Lounge

14'6" x 10'0" (4.42m x 3.05m)



UPVC double glazed window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coved and textured ceiling, understairs storage cupboard, door through to kitchen/diner.

View of Lounge



Kitchen/Diner

8'6" x 13'10" (2.59m x 4.21m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, space for a fridge/freezer, built in oven and hob, uPVC double glazed window to rear, single radiator, vinyl flooring, double power point(s), wall mounted gas boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to rear to garden.

View of Kitchen/Diner



View of Kitchen/Diner



First Floor Accommodation

Landing

Fitted carpet, power point(s), access to loft space, airing cupboard housing, hot water tank, doors to all first floor rooms.

Bedroom 1

11'9" x 13'6" (3.57m x 4.11m)



UPVC double glazed window to front, built-in double wardrobe(s) with full length mirrored sliding doors and a further set of built in double wardrobe to a recess, double radiator, fitted carpet, double power point(s).

View of Bedroom 1



Bedroom 2

11'8" x 6'11" (3.55m x 2.12m)



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

Family Shower Room

8'6" x 6'10" (2.58m x 2.08m)



Refitted three-piece suite with comprising, corner shower cubical independent shower over and sliding glass doors, pedestal wash hand basin and low-level WC, full height tilling to all walls, chrome heated towel rail, uPVC double glazed window to rear, karndean flooring.

View of Family Shower Room



Outside of the property

Front Garden

Front garden with picket fence, paved area and lawn area with path leading to the front of the property.

Rear Garden



Enclosed by timber fencing, paved patio area, laid to lawn, mature shrubs, rear gate allowing access to the front.

View of Rear Garden



Parking Space



1 x Allocated off road parking space, located to the side of the property.

View of Open Parkland



Open parkland close by.

Council Tax Band

Council Tax Band : C

Charge Per Year : £2090.52

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

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

Important Notice / Disclaimer

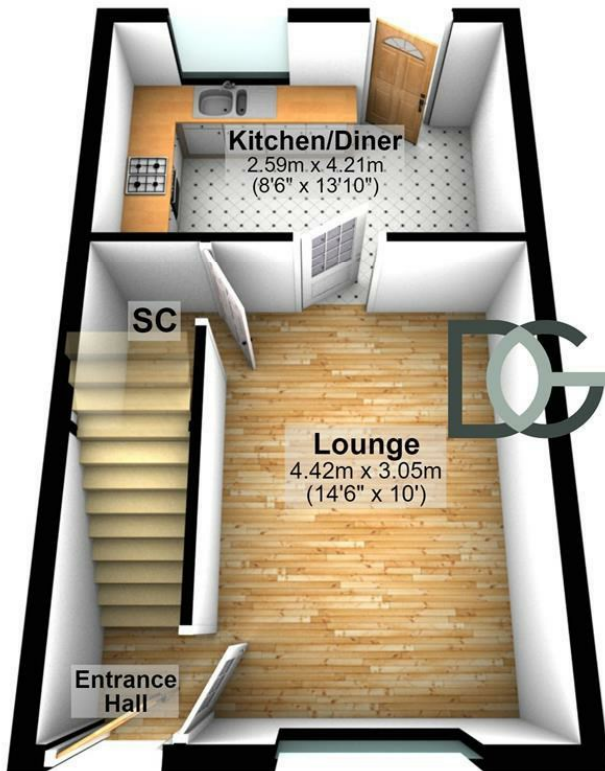
DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

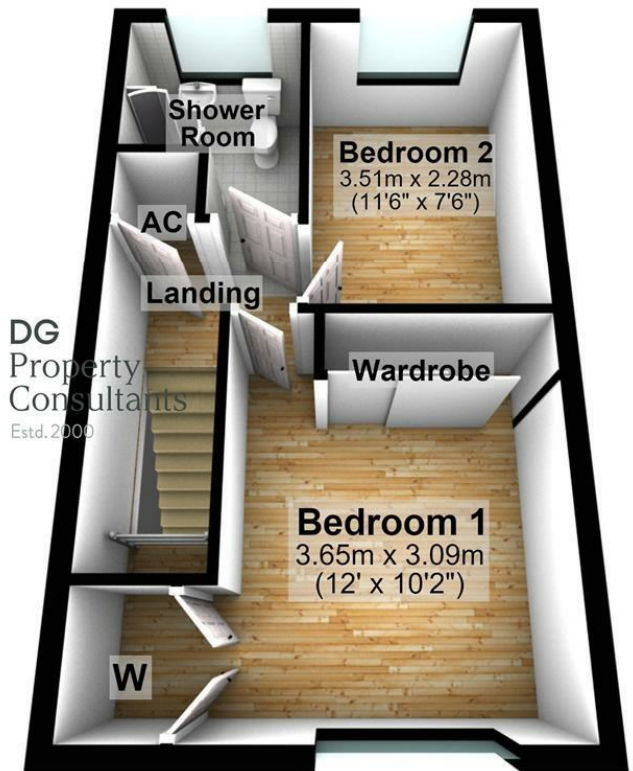
Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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

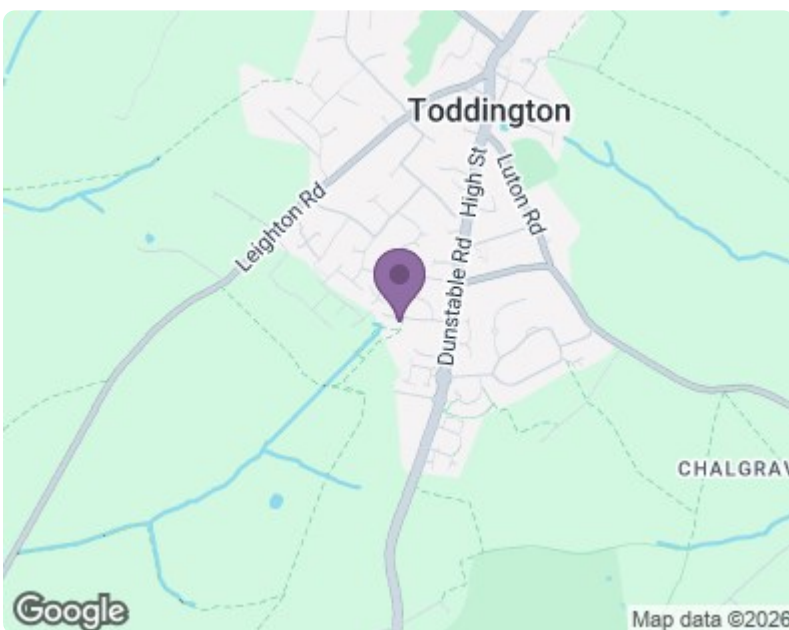
Ground Floor



First Floor



Total area: approx. 59.9 sq. metres (644.3 sq. feet)



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		
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	



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

dgpropertyconsultants.co.uk
01525 310200

