



MANTONS

ESTATE AGENTS

2 Bedroom Detached for Sale - £725,000

Harlington Road, Toddington, Bedfordshire, LU5 6HA



KEY FEATURES:

- POTENTIAL DEVELOPMENT OPPORTUNITY • NO UPPER CHAIN COMPLICATIONS • SUBSTANTIAL GARDEN & FIELDS • APPROXIMATELY 5 ACRES • EASY ACCESS TO M1 JUNC 11A • DETACHED HOME & OUTBUILDING • POSITIONED ON THE OUTSKIRT OF TODDINGTON

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this two bedroom (formally three bedrooms) detached home located on the outskirts of Toddington, available with no upper chain complications.

Occupying a substantial size plot, offering ample scope for extension or development (subject to planning permission).

The gardens provides complete privacy & boasts beautiful views of the open countryside to the rear, which belongs to this property.

The property features an entrance hall with stairs leading to the first floor, a sitting room, living room & conservatory. Fitted kitchen, two generously sized bedrooms & a spacious bathroom suite.

Externally, the property includes a generous size barn, extensive lawn areas & a spacious driveway.

Viewings are highly recommended. Contact Mantons Estate Agents to arrange a visit.

Dunston House is situated in the highly desirable village of Toddington, prominently positioned along the main road leading into the village. This property occupies a generous plot & boasts stunning views, backing onto & overlooking the beautiful Chiltern countryside. Remarkably, approximately 5 acres of this countryside belong to the property, offering an exceptional level of privacy & space.

Toddington is a charming village known for its traditional high street, which features a variety of shops, restaurants, public houses, as well as doctors' & dental surgeries. The property is conveniently located with easy access to Junction 11a of the M1 motorway, making it ideal for commuters.

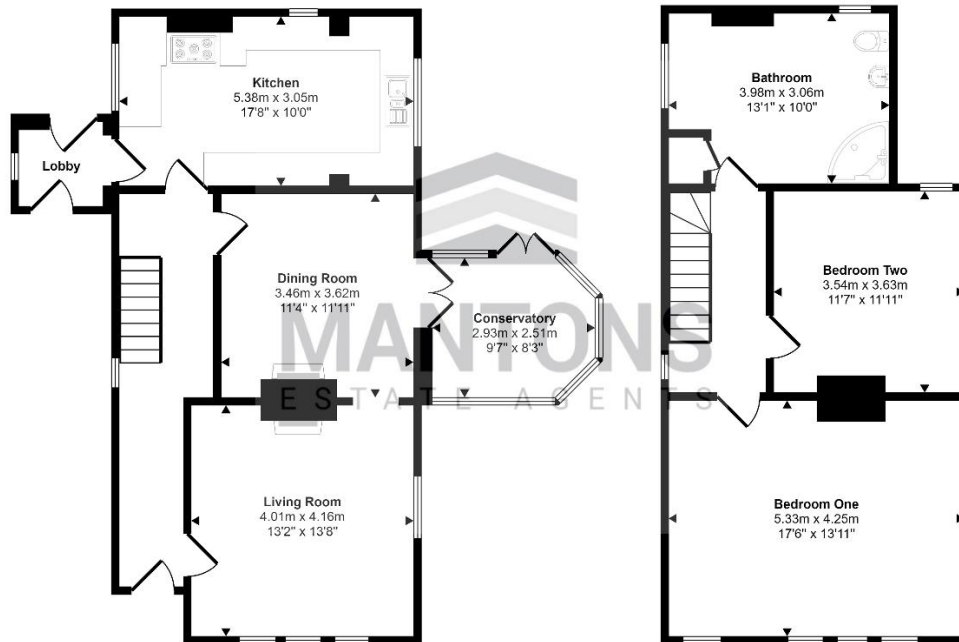
This is a rare opportunity to own a substantial home in a picturesque village setting, complete with expansive grounds & scenic countryside views.

Additional Information

EPC Rating G. Council Tax Band F. 1340 sqft (Approx.)



Approx Gross Internal Area
124 sq m / 1340 sq ft



Ground Floor
Approx 69 sq m / 741 sq ft

First Floor
Approx 56 sq m / 600 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.