

Toddington Office:

01525 877 771



HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

3 Lychgate, Upper Sundon, Bedfordshire, LU3 3PG

Offers Over £300,000 Freehold



3



1



2



D



For details on all of our properties for sale and for rent visit www.house-hold.co.uk

PRS Property
Redress
Scheme

Zoopla.co.uk

movewithus
recommended agent

nTheMarket.com

rightmove
find your happy

The Property Experts with the Personal Touch

3 Lychgate, Upper Sundon, Bedfordshire, LU3 3PG

Offers Over £300,000



Porch

Entered via partly glazed front door, Karndean flooring

Cloakroom

Low Level W.C, wash hand basin with cupboard under, double glazed window to side aspect

Kitchen/Dining Room

9'2" ext to 18'10" x 14'8" ext to 18'3" (2.79m ext to 5.74m x 4.47m ext to 5.56m)

A fantastic open plan kitchen/dining room which is the real social hub of the home, it has been recently refitted with a range of floor and wall units with worktop over, plumbing for washing machine and dishwasher, space for a large fridge and freezer, circular stainless steel sink unit, fitted Neff oven and hob, stainless steel extractor, inset spotlighting, Karndean flooring, double glazed windows to front and side aspects, storage cupboard, radiator, space for a multi seat dining table.

Living Room

14'10" x 18'4" (4.52m x 5.59m)

A large living room with feature open fireplace and wood mantel, double glazed window and french doors onto rear garden, staircase to the first floor, radiator, Karndean flooring.

First floor landing

Airing cupboard, double glazed window to side aspect, hatch to boarded and insulated loft with roof window to rear.

Bedroom 1

13'1" x 10'1" ext to 11'7" (3.99m x 3.07m ext to 3.53m)

Double glazed window to rear, Kardean flooring, space for wardrobes, radiator

Bedroom 2

11'8" x 11'1" (3.56m x 3.38m)

Double glazed window to front aspect, wood flooring, radiator

Bedroom 3

8'2" x 7'10 (2.49m x 2.39m)

Double glazed window to rear, wood flooring, radiator

Bathroom

Re fitted with a close coupled W.C, wash hand basin, panelled bath with shower screen and shower over, heated towel rail, fully tiled, double glazed window to front aspect.

Outside

Rear Garden

Low maintenance rear garden with gated side and rear access, outside electric point, outside tap, shed with light and power

Front Garden and Driveway

Mono block driveway providing off road parking for two vehicles, gated side access

Additional Parking space

Allocated parking space to the rear of the property, accessed via service road next to adjoining property, can also be accessed via rear gate in garden

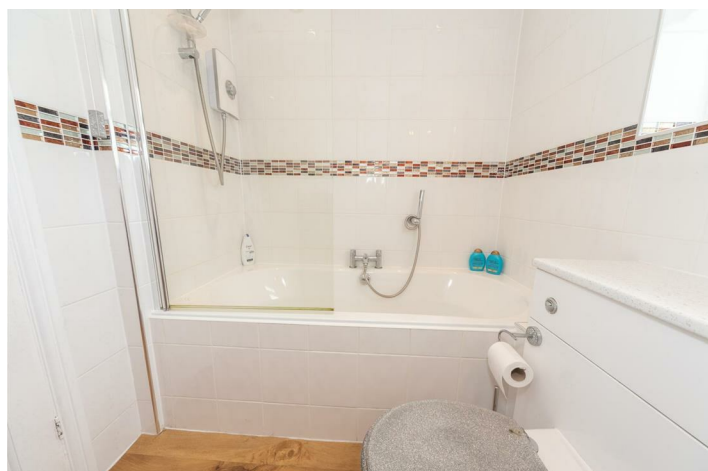
address: 2-4 High Street, Toddington,
Bedfordshire LU5 6BY
telephone: 01525 877 771
email: toddington@house-hold.co.uk
website: www.house-hold.co.uk

Additional Office: Dunstable: 15b High Street
North - 01582 477 077

The Property Experts with the Personal Touch

MISDESCRIPTORS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Located in the popular village of Upper Sundon, this home is ideally located for families and is within the catchment area for the highly rated Sundon Village Lower School, Arnold Academy, and Harlington Upper School. You can enjoy the beautiful Bedfordshire countryside with the stunning Chiltern Way, Sundon Hills AONB and welcoming Red Lion pub at the heart of the village. For the commuter, Harlington and Leagrave stations, offering direct trains to central London, plus the M1 at Junction 11a are only a short drive away. This extended and immaculate three bedroom family home has been designed for modern living; the hub of the home is the fantastic open plan fitted kitchen/dining room, which is ideal for socialising. The large living room has a lovely feature open working fireplace. Upstairs there are three good sized bedrooms, a re-fitted bathroom and the loft is boarded with a roof window to rear. There is driveway parking to the front for two vehicles, with side and rear access to a low maintenance garden, and a further allocated parking space at the rear of the property. Call now to arrange a viewing.



address: 2-4 High Street, Toddington,
Bedfordshire LU5 6BY
telephone: 01525 877 771
email: toddington@house-hold.co.uk
website: www.house-hold.co.uk

Additional Office: Dunstable: 15b High Street
North - 01582 477 077

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Road Map



Hybrid Map



Terrain Map



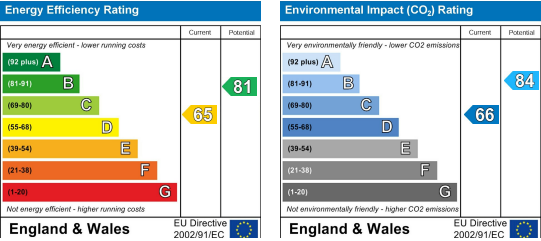
Floor Plan



Viewing

Please contact our Toddington - Sales Office on 01525 877 771 if you wish to arrange a viewing appointment for this property or require further information.

EPC



address: 2-4 High Street, Toddington, Bedfordshire LU5 6BY
telephone: 01525 877 771
email: toddington@house-hold.co.uk
website: www.house-hold.co.uk

Additional Office: Dunstable: 15b High Street North - 01582 477 077

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.