

Love Homes



Bryant Way, Toddington, Bedfordshire, LU5 6EY

Upon entering, you're greeted by an inviting living room boasting a patio door that seamlessly connects to the delightful established garden creating a seamless indoor-outdoor flow. The ground floor also comprises a functional kitchen and an entrance lobby. Ascending to the first floor, you'll find a landing with built-in storage, a bathroom and a spacious double bedroom complete with a built-in wardrobe. Outside, the private rear garden beckons with its lawn and paved patio seating areas, and established flower bed borders. The fenced boundaries, gated side access, and timber shed add both practicality and charm to this outdoor space.



This property is presented by Stuart Scott - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



M1 J12



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Tenure:Freehold Council Tax Band:B





### About Toddington...

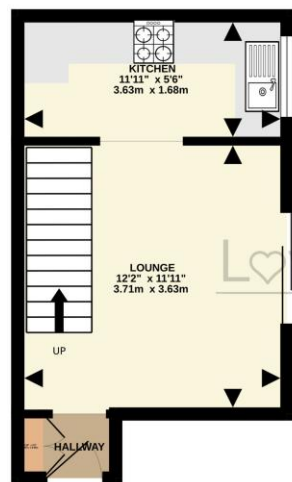
Toddington is a picturesque village thoughtfully designed around a spacious central green, creating a charming focal point for its 4,500 residents. Located conveniently just five miles from Luton, with excellent commuter access to the M1. Nearby mainline railway stations in Harlington and Flitwick which can have you at St Pancras station in under 50 minutes.

Toddington has evolved into a lively and vibrant community, while still retaining its authentic sense of belonging. Residents enjoy a variety of amenities, including a diverse range of shops.

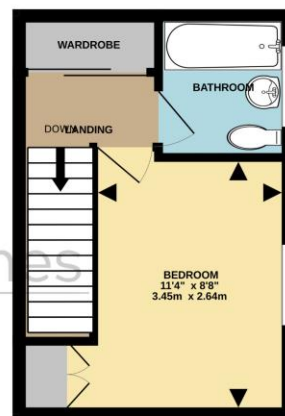
Education is well-catered for within the village, operating on a three-tier system. Toddington truly offers a blend of idyllic surroundings, convenience, and a strong sense of community spirit.



GROUND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



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TOTAL FLOOR AREA: 437 sq.ft. (40.6 sq.m.) approx.

Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.

Score	Energy rating	Current	Potential
92+	A		90
81-91	B		
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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