



**Bradshaws**  
Residential Sales & Lettings Since 1929

**27 Market Square, Toddington,  
Bedfordshire LU5 6BP  
£2,250 PCM**



\* DETACHED TRADITIONAL FAMILY HOME \* FIVE BEDROOMS \* QUALITY INTERIOR DESIGN & FINISH THROUGHOUT \* MANY CHARACTER FEATURES \* FIVE DOUBLE BEDROOMS \* ENTRANCE PORCH \* RECEPTION HALL \* TWO GROUND FLOOR CLOAKROOMS \* REAR ASPECT LOUNGE \* DINING ROOM \* CONSERVATORY \* DUAL ASPECT AND SPACIOUS OPEN PLAN KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \* EN-SUITE SHOWER ROOM & DRESSING ROOM TO MASTER BEDROOM \* LUXURIOUS FAMILY BATHROOM \* 27' ATTIC ROOM WITH EN-SUITE SHOWER ROOM \* GAS CENTRAL HEATING \* BESPOKE FITTINGS THROUGHOUT \* GARAGE & OFF ROAD PARKING \* ENCLOSED REAR GARDEN WITH A LARGE PATIO \* THIS PROPERTY HAS TO BE SEEN TO BE FULLY APPRECIATED \* AVAILABLE NOW \*

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This traditional detached home blends character with a quality bespoke and spacious interior. The extended, superbly presented accommodation offers a deceptively spacious and versatile living space. This home is a credit to the owners who with their flair for design and detail have, in our opinion, created a home of distinction and we strongly suggest that for the discerning tenant, the only way to fully appreciate this stylish home is to arrange an internal viewing. The property is available to rent now (subject to satisfactory referencing).

### Entrance Porch

12'9 x 4'2 (3.89m x 1.27m)

Period hardwood front door, leaded light window to the front aspect, tiled floor, wall lights, home alarm system control panel, part glazed door leading to:

### Reception Hall

15'6 x 8'2 (4.72m x 2.49m)

Providing access to all ground floor accommodation with exposed timber flooring, wall lights, radiator, picture rail, "hive" heating control, stairs rising to the first floor accommodation.

### W/C

Fitted to comprise a low level w/c, wash hand basin, radiator, decorative medicine cupboard.

### Lounge

21'3 x 18'4 (6.48m x 5.59m)

Feature exposed brick fire place and surround with decorative exposed timbers to one wall, double glazed folding doors to the conservatory, fitted carpet, radiator, wall lights, inset "Sonos" speakers to the ceiling, double glazed window to the rear aspect.



### Conservatory

16'8 x 13'1 (5.08m x 3.99m)

Of brick, timber frame and double glazed sealed unit construction with kardeen flooring and under floor heating, electric window lights, french doors giving access

to the rear garden, double glazed folding doors to the lounge and kitchen/breakfast room.



### Dining Room

15'7 x 14'1 (4.75m x 4.29m)

Feature exposed brick fire place and surround with decorative exposed timbers to one wall, wood paneling to dado level, fitted carpet, radiator, wall lights, inset "Sonos" speakers to the ceiling, double glazed walk in box bay window to the front aspect.



### Kitchen/Breakfast Room

33'5 x 15'7 (10.19m x 4.75m)

This magnificent room really does provide the prefect setting for the family to enjoy with a kitchen area fitted to comprise of a vast range of wall, drawer and base level units. There is an Aga fitted in to a feature recess and a further "Falcon range cooker with an extractor over, integrated fridge and freezer, dish washer, part tiled walls, double glazed window to the rear aspect and a feature leaded light window to the front, folding doors to the conservatory, inset spot lights to the ceiling, under unit lighting, inset "Sonos" speakers to the ceiling, "Kardeen" flooring with under floor heating, door to the utility and feature display cupboards.



### Kitchen

Kitchen area view



### Breakfast Area

Breakfast area view.



### Utility

13 x 7'2 (3.96m x 2.18m)

Comprising base units, butler sink, Cupboard housing Miele washing machine and tumble dryer, "Kardeen" flooring, power points, double glazed window to the rear aspect, stable style door to the rear garden, inset spotlights to the ceiling, radiator, doors leading to the garage and cloakroom.

### Cloakroom

Fitted to comprise a low level w/c, wash hand basin, radiator, extractor.

### First Floor Landing

19'3 x 12'2 (5.87m x 3.71m)

Providing access to all first floor accommodation with fitted carpet, radiator, feature leaded light window to the front aspect, picture rail, wall lights, "hive" heating control.

## Master Bedroom

21'6 x 14'1 (6.55m x 4.29m)

Double glazed window to the rear, radiators, fitted carpet, wall lights, TV point, picture rail, inset "Sonos" speakers to the ceiling.



## Dressing Room

7'1 x 4'2 (2.16m x 1.27m)

Proving a vast range of hanging, shelving and storage space with a fitted carpet, radiator, inset spot lights to the ceiling, door leading to:



## En-suite Shower Room

9'2 x 7'6 (2.79m x 2.29m)

Fitted to comprise a low level w/c, wash hand basin set into a feature glass surround, shower cubicle with a power shower over, radiator, "Kardeen" flooring, inset "Sonos" speakers and spot lights to the ceiling, double glazed window to the rear aspect.



## Bedroom Two

14'11 x 10'8 (4.55m x 3.25m)

Feature leaded light window to the front aspect, fitted carpet, radiator, picture rail.

## Bedroom Three

11'4 x 10'9 (3.45m x 3.28m)

Feature leaded light window to the front aspect, fitted carpet, radiator, picture rail, small eaves storage cupboard.

## Bedroom Four

13' x 7'1 (3.96m x 2.16m)

Double glazed window to the rear aspect, radiator, fitted carpet, picture rail.

## Bathroom

A luxurious bathroom fitted to comprise a low level w/c, wash hand basin set into a vanity unit, walk in shower with a power shower over, large bath, heated towel radiator, "Kardeen" flooring, inset "Sonos" speakers and spot lights to the ceiling, double glazed window to the side aspect.



## Attic Room

27'9 x 23 (8.46m x 7.01m)

A large room with two feature vaulted ceiling areas, fitted carpet, four radiators, inset "Sonos" speakers and spot lights to the ceiling, two windows to the rear aspect, two velux windows, eaves storage cupboards.



## En-suite Shower Room

Fitted to comprise a low level w/c, wash hand basin, shower cubicle with a power

shower over, radiator, "Kardeen" flooring, velux window.

## Externally

### To The Front

Brick retaining wall, pedestrian gate and pathway leading to the front door, double gates providing vehicular access to the driveway and garage.

### Garage

With double doors and a further pedestrian door to the front, wall mounted boiler and "megaflow tank", home alarm system control panel, light and power, door to the utility.

### Rear Garden

A large mature garden laid mostly to lawn with a vast array of flowers, shrubs, bushes and trees. Brick retaining wall. Large patio area adjacent to the immediate rear of the property.



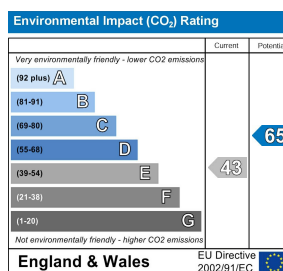
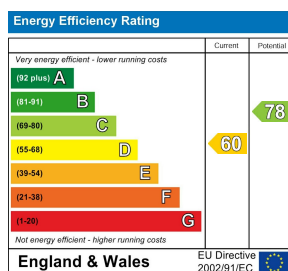
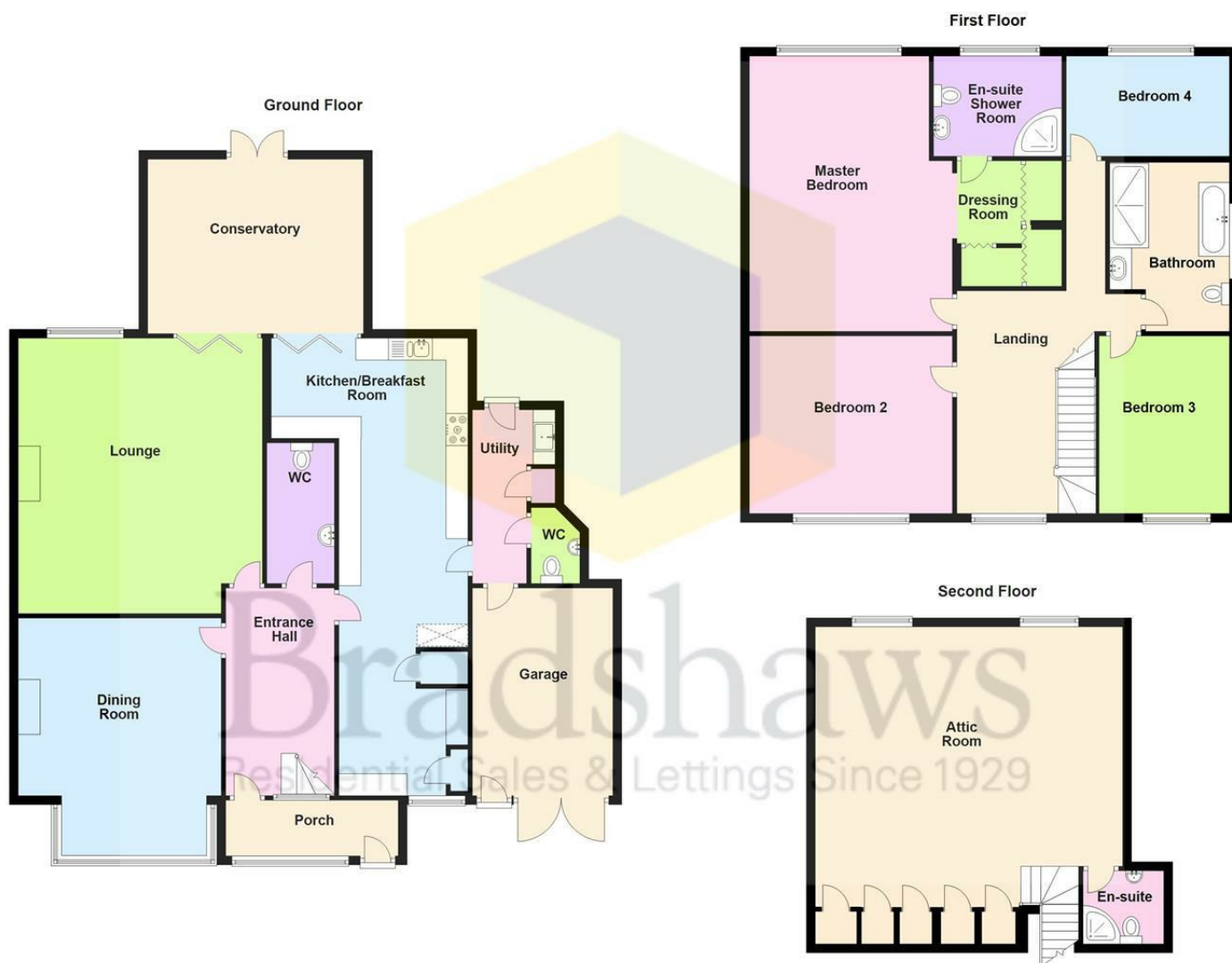
### Viewing

By appointment through Bradshaws.

### Referencing

All tenancies are subject to satisfactory referencing.





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