



Russell Road

Toddington,
Bedfordshire, LU5 6QF
Guide Price £500,000

country
properties

With the benefit of no upper chain, this delightful detached family home offers a combination of space, style and convenience. The well-presented accommodation includes a cosy living room with feature log burning stove – the perfect focal point for relaxing evenings with family and friends. Adjacent to this is a fitted kitchen/dining room fitted with a range of integrated appliances, providing a sleek and practical space for entertaining. The open plan family room enjoys an abundance of natural light with French doors that extend the living space out onto the enclosed rear garden, ideal for alfresco dining or safe play space for children. A utility room and cloakroom/WC add further practicality, making day-to-day living effortless. Upstairs, there are four bedrooms, each with fitted storage - The principal bedroom suite complete with a dressing area and shower room, whilst the modern family bathroom caters to the remaining bedrooms. Externally, the property is complemented by an integral garage and a block paved driveway. Situated in a popular village with a range of amenities including schools, a parade of shops and park, the area offers a balanced lifestyle with countryside walks in nearby green spaces and convenient commuter links via road and rail - M1 (J12): 1.3 miles and Harlington mainline rail station: 2.6 miles. EPC: C.

- NO UPPER CHAIN
- Living room with feature log burning stove
- Open plan kitchen/dining room with a range of integrated appliances (as stated)
- Family room with French doors to garden
- Useful utility & cloakroom/WC
- Principal bedroom suite with dressing area & shower room
- Three further bedrooms, all with storage
- First floor family bathroom
- Enclosed rear garden
- Integral garage & block paved driveway



GROUND FLOOR

ENTRANCE HALL

Accessed via composite front entrance door with opaque double glazed inserts. Stairs to first floor landing. Engineered wood flooring. Radiator. Doors to living room and to:

CLOAKROOM/WC

Opaque double glazed leaded light effect window to side aspect. Two piece suite comprising: WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

LIVING ROOM

Double glazed leaded light effect window to front aspect. Feature wood burning stove set on hearth. Radiator. Engineered wood flooring. Part glazed double doors to:

KITCHEN/DINING ROOM

Double glazed leaded light effect window to rear aspect. A range of base and wall mounted units with quartz work surface areas incorporating recessed sink with mixer tap, and five ring gas hob with extractor over. Built-in oven. Integrated dishwasher and fridge/freezer. Radiator. Part engineered wood flooring. Recessed spotlighting to ceiling. Open access to family room. Door to:

UTILITY ROOM

Double glazed leaded light effect window and door to rear aspect. A range of base and larder style units with work surface area incorporating sink with mixer tap. Tiled splashback. Radiator. Recessed spotlighting to ceiling. Door to garage.

FAMILY ROOM

Dual aspect via double glazed leaded light effect window to rear and double glazed leaded light effect French doors to side, leading to rear garden. Double glazed skylight. Radiator. Engineered wood flooring.

FIRST FLOOR

LANDING

Sun/light tunnel. Hatch to loft (housing gas fired combination boiler). Built-in storage cupboard. Doors to all bedrooms and family bathroom.

DRESSING AREA

Fitted wardrobes with sliding doors incorporating mirror. Part opaque glazed door to en-suite shower room. Open access to:

BEDROOM 1

Double glazed leaded light effect window to front aspect. Radiator. Mezzanine storage area with guard rail, wall light points and double glazed skylight.



EN-SUITE SHOWER ROOM

Opaque double glazed leaded light effect window to rear aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin. Shaver socket. Wall tiling. Heated towel rail. Extractor. Recessed spotlighting to ceiling.

BEDROOM 2

Double glazed leaded light effect window to front aspect. Fitted double wardrobe with sliding doors. Radiator. Wood effect flooring.

BEDROOM 3

Double glazed leaded light effect window to rear aspect. Fitted double wardrobe with sliding doors. Radiator. Wood effect flooring.

BEDROOM 4

Double glazed leaded light effect window to front aspect. Built-in over stairs storage cupboard. Radiator. Wood effect flooring.

FAMILY BATHROOM

Opaque double glazed leaded effect window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower over, close coupled WC and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.



OUTSIDE

FRONT GARDEN

Lawn area. Various shrubs. Outside light.
Gated side access.

REAR GARDEN

Immediately to the rear of the property is a
block paved patio area. Remainder mainly
laid to lawn with shrub borders. Outside light
and cold water taps. Enclosed by fencing
with gated side access.

GARAGE

Metal up and over door. Power and light. Door
to utility room.

OFF ROAD PARKING

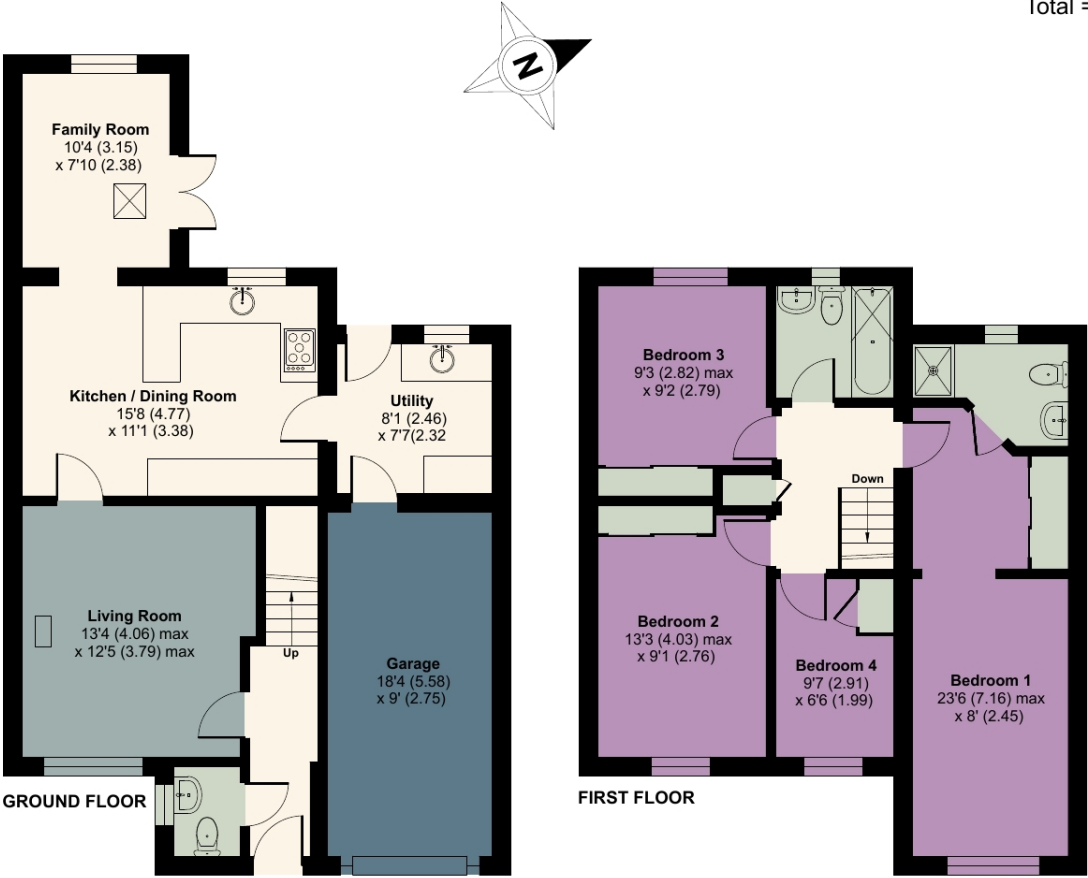
Block paved driveway providing off road
parking and access to garage.

Council Tax Band: E(i).

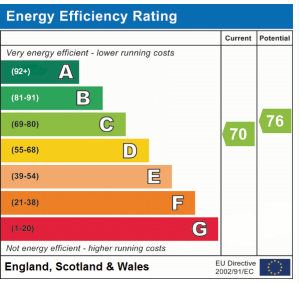




Approximate Area = 1226 sq ft / 113.8 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1385 sq ft / 128.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1499826



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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