



Meadow View, Harlington Road, Toddington

£610,000

Meadow View is certainly a deceptive home, you only have to step inside to realise how far it goes back and how much space it offers not to mention the superb location with countryside right on your doorstep.

Our owners have called it home for over 40 years and over that time have made changes to suit their family. It offers great potential for further expansion to suit the next owner (stpp).

The generous plot gives a deep frontage with parking for several cars plus a garage. Out the back, the large garden gently slopes away revealing miles of open countryside to feast your eyes on. The accommodation offers good flexibility and has been adapted, changed and extended over the years. The large main living room at the back of the house is a gorgeous place to sit and enjoy the views. There is a separate dining room, office, kitchen/breakfast room & utility room. Master bedroom with a further double bedroom/sitting room on the ground floor, shower room and separate WC. Up on the first floor are two further double bedrooms and storage cupboards.

Call the team at Local Agent Network on 01525 876600 for further information.

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General

From the recessed **Storm Porch** you walk through to the **Entrance Hall** that gives access to the ground floor rooms and has the staircase rising up to the first floor landing.

The lovely **Living Room** is located at the back of the house and it is on two levels, the first being the original dining area with a couple of steps leading into the main part of the room (**overall depth 24'8" x 18'0"**). The views are superb with the back wall being predominantly floor to ceiling glazed with patio doors to the side leading out to the main patio.

Dining Room (12'0" x 11'0")

Kitchen/Breakfast Room (14'5" x 10'0") is fitted with a range of floor and wall cabinets, work tops and sink unit. There is a fitted double oven with a microwave and space/plumbing for a dishwasher and under counter fridge.

Leading off is the **Utility Room** which also has fitted cupboards, sink unit and plumbing for a washing machine plus space for other white goods. Access from here into the garage.

Study (8'2" x 6'0") With a fitted desk. Floor mounted gas boiler serving the heating and hot water.

Bedroom One (16'0" x 12'0") Dual aspect with windows to the front and two to the side. There is an extensive range of fitted bedroom units.

Bedroom Four/Sitting Room (12'0" x 12'0")

Shower Room with a tiled and enclosed shower tray, wash basin and WC.

Separate WC is adjacent.

First Floor Landing with two generous cupboards (one used to be a shower room).

Bedroom Two (17'4" x 12'7" max)

Bedroom Three (12'4" x 9'7")

Externally The deep frontage has a good sized block paved driveway giving off road parking for several cars. In addition to the drive is a raised lawned area. Gated pathway leading to the utility room outside door.

The **Garage (18'0" x 8'10")** has double wooden doors, power and light connected.

To the rear is the large lawned garden that slopes away from the house and has mature fruit trees, planting & hedging. There is a smaller patio with a water feature. Greenhouse. The extensive crazy main patio has an arbor partly over and there is the walls of the circular swimming pool still there. Improvements and building work would need to be carried out by the next owner if they wanted to use it as a pool again. The views over the surrounding countryside are extensive and will very much be one of the primary reasons why this home will be sought after.



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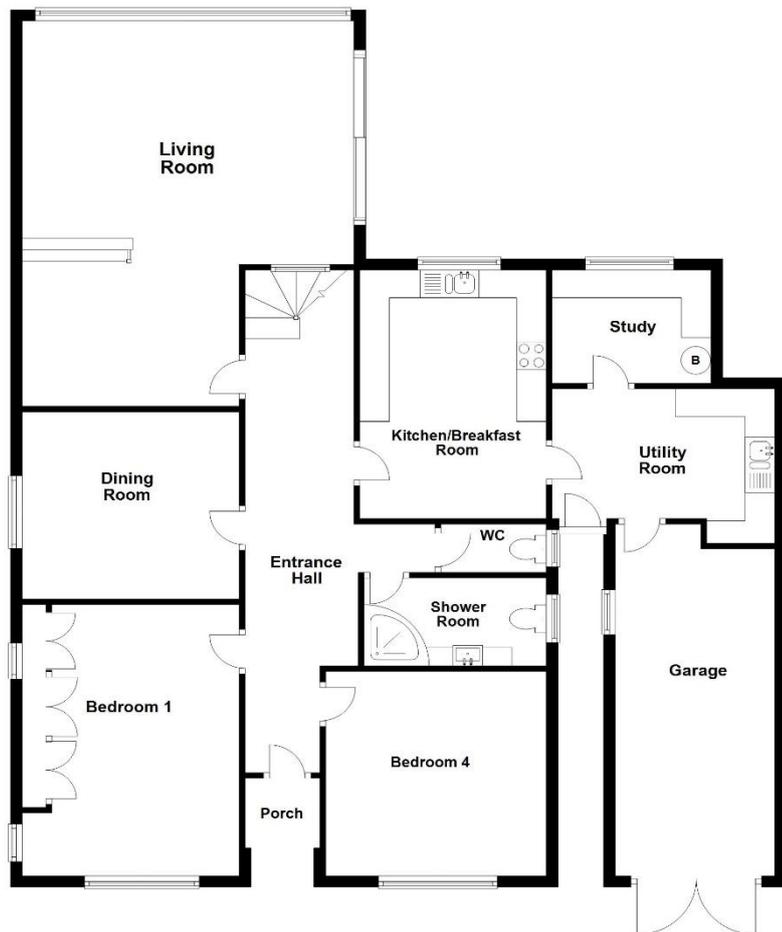


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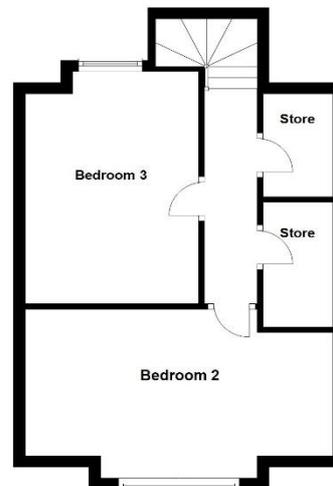


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Ground Floor



First Floor



This plan is included as a service to our customers and is intended as a BASIC GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.