



## Broughton Avenue, Toddington

£409,500

Broughton Avenue is a very desirable location just off Alma Farm. It's a great location being close to open countryside and a short walk from Toddington village centre with its vibrant High street and two excellent schools. For the commuter, Harlington train station, M1 junction 12 and A5 link roads are all a short drive away.

This well presented four bedroom detached family home offers a hall, cloakroom, large living room, modern kitchen and a separate dining room. On the first floor are four bedrooms and an impressive shower room. Outside, there is plenty of off road parking thanks to the large driveway and access to the garage. The rear garden is private and a good size, perfect for a growing family.

**This is a great opportunity to acquire a detached property with NO UPPER CHAIN. Please call the team at Local Agent Network on 01525 876600 to book your appointment to view.**

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## General

The welcoming entrance hall has a cloakroom to the left where there is plenty of space for your coats and shoes. There is a close coupled WC and a wash basin. A glass panelled door takes you into the dining room with attractive porcelain tiled floor and carpeted stairs rise up to the first floor.

The kitchen is stylish and well equipped. There is a good selection of base and eye level units, electric hob with built in double oven and microwave. Integrated appliances include a dishwasher, washing machine and a fridge/freezer plus space for a tumble drier.

The living room is approximately 20 feet long and offers a great space with a patio door that leads out into the garden.

The first floor has access to boarded loft space. There are four bedrooms with three of them having fitted cupboards. The refitted shower room has attractive grey and blue tiling to walls and a large walk in shower unit plus a vanity wash basin with storage below and close couple WC.

## Externally

To the front there is a lawned area and a large block paved driveway gives ample off road parking with a gate that allows access to the garage and enclosed rear garden. There is a covered patio area and a generously sized lawned area with mature planting, shrubs and trees.

## Rooms & Dimensions

### Entrance Hall

Cloak Room Dining Room 13'01" x 10'03"

Living Room 20'9" x 10'09"

Kitchen 13'01" x 9'10"

### Landing

Bedroom One 10'11" x 9'11"

Bedroom Two 10'11" x 10'05"

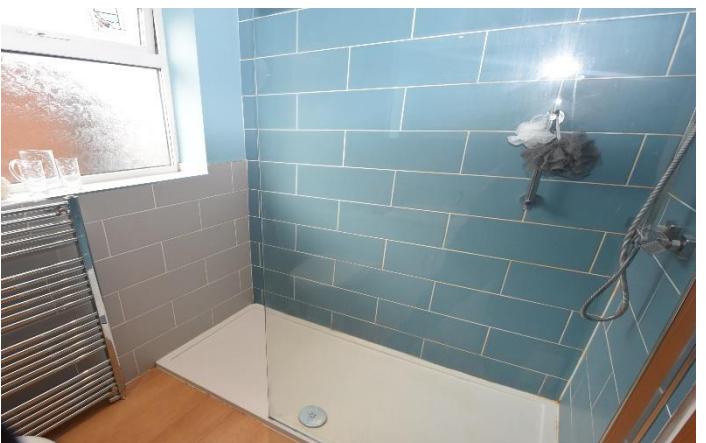
Bedroom Three 10'03" x 6'03"

Bedroom Four 9'06" x 7'01"

Bathroom 7'05" x 5'08"

### Garage





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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.

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