
 3 bedrooms

 2 bathrooms

 2 receptions

 Private Garden

 Garage

Freehold

Council Tax Band:  
E £2,852.97 (2025/26)

Local Authority:  
Central Bedfordshire Council





**Detached 3-bed home under NHBC guarantee, located in the desirable Caddington Woods development.**

### Description

This excellent family home, built by Redrow homes, is well located on a popular development, a short drive from excellent amenities. The ground floor includes an attractive entrance hall, a formal living room to the front, and a large kitchen/dining room featuring a stylish fitted kitchen with space for dining and relaxing. French doors open to the rear garden. A cloakroom with WC and hand basin off the hallway completes this level. Upstairs, there are three good-sized bedrooms. The principal bedroom enjoys an ensuite shower room and a family bathroom serves the remaining bedrooms. Outside, there is a driveway providing off-street parking leading to the garage. The rear garden is attractively landscaped with patio seating areas and an astroturf lawn for low maintenance.

### Location

Magpie Meadows in Caddington Woods boasts local shopping, good schooling, and a free bus to town. Harpenden, 7 miles away, offers more amenities and a fast rail. Nearby: Luton Parkway station, London Luton Airport, and the M1 motorway.

#### Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

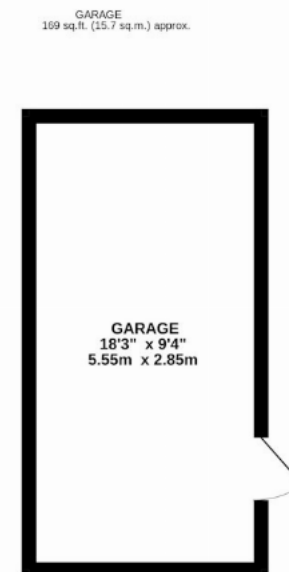
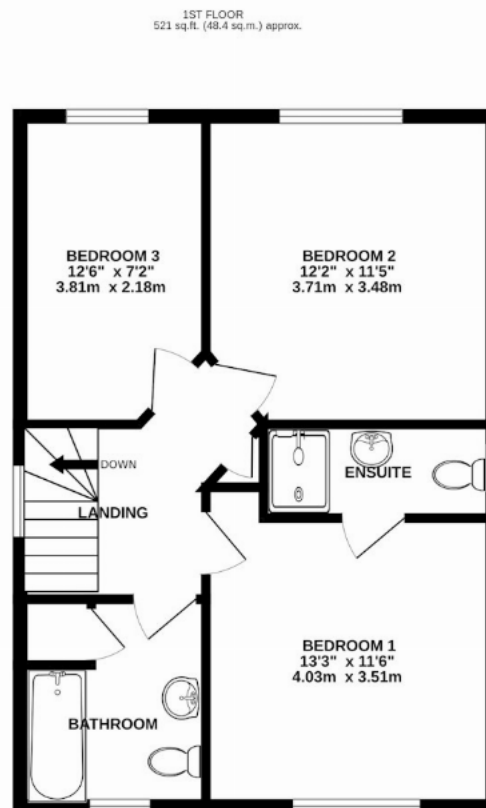
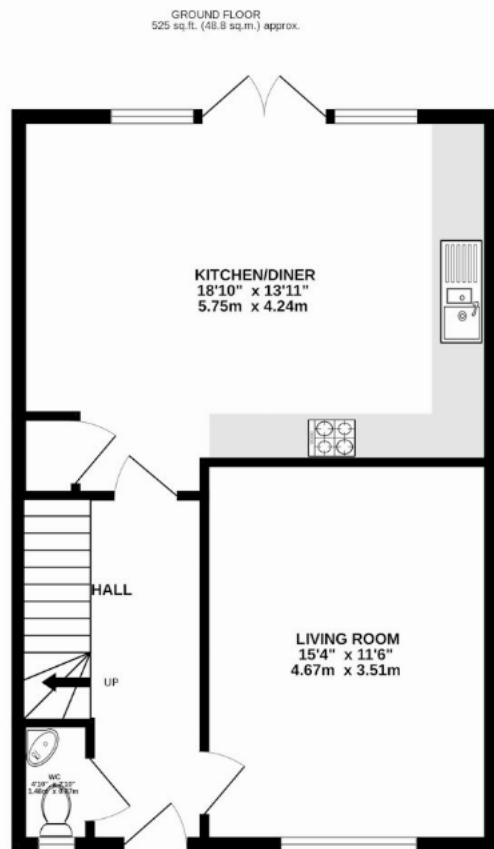












TOTAL FLOOR AREA : 1234sq.ft. (114.6 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.