







-  3 Bedrooms
-  3 Bathrooms
-  2 Receptions
-  Private Garden
-  Garage
-  EPC Band B

Freehold

Council Tax Band:  
F £3,371.69 (2025/26)

Local Authority:  
Central Bedfordshire Council





Attractive 3-bed detached executive home built in 2020, under NHBC guarantee, in desirable Caddington Woods development.

### Description

This spacious family home, built by Redrow in 2020 as part of the Heritage Collection, offers generous accommodation. The ground floor features an attractive entrance hall, formal sitting room, and a large kitchen/family room with a stylish fitted kitchen and space for dining and relaxing, with French doors opening to the rear garden. There is a separate utility room and a cloakroom off the hallway. Upstairs, there are three double bedrooms, all with luxurious en-suite facilities, and the principal bedroom includes a walk-in wardrobe. Outside, a driveway provides off-street parking leading to the garage. The rear boasts a private landscaped garden with a patio, lawn, and raised flower beds. The property also benefits from a stylish home office equipped with underfloor heating and air conditioning.

### Location

Magpie Meadows in Caddington Woods offers local shopping, schools, and a free bus to town. Harpenden is 7 miles away with more amenities and train station. Luton Parkway, London Luton Airport, and the M1 are also nearby.

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.



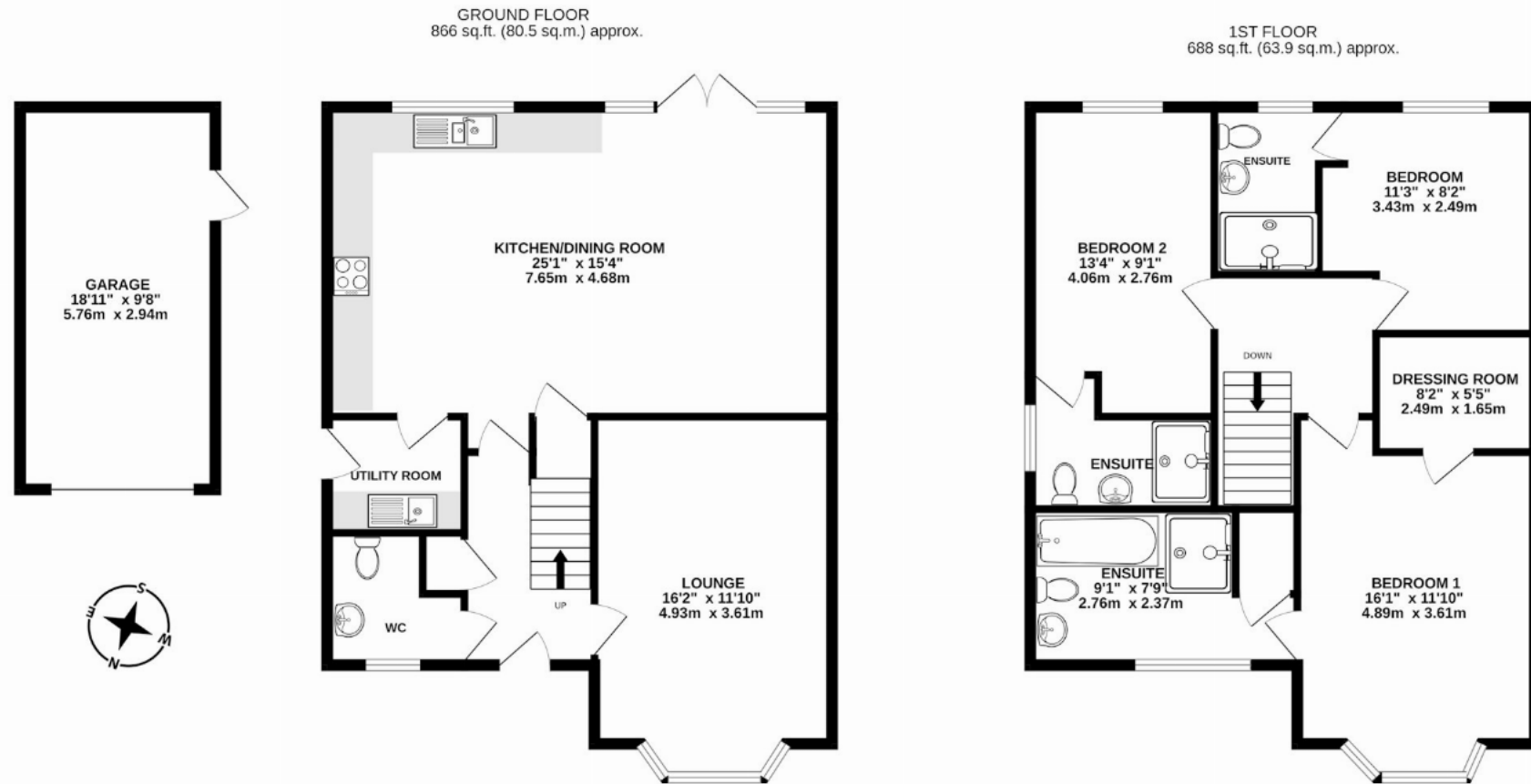












This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

**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.