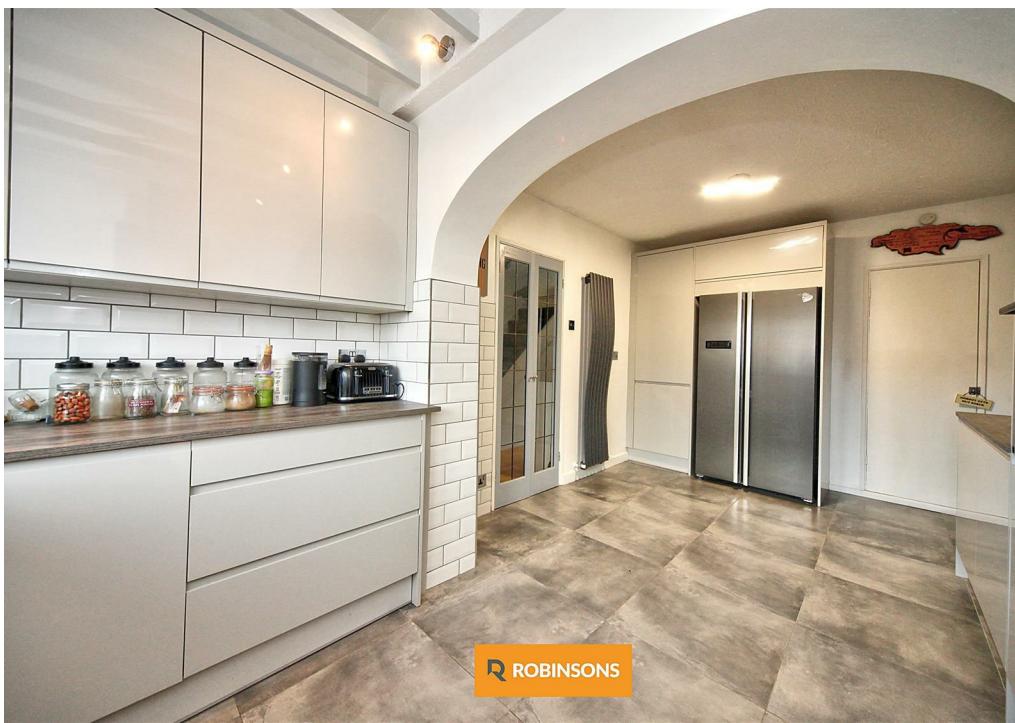
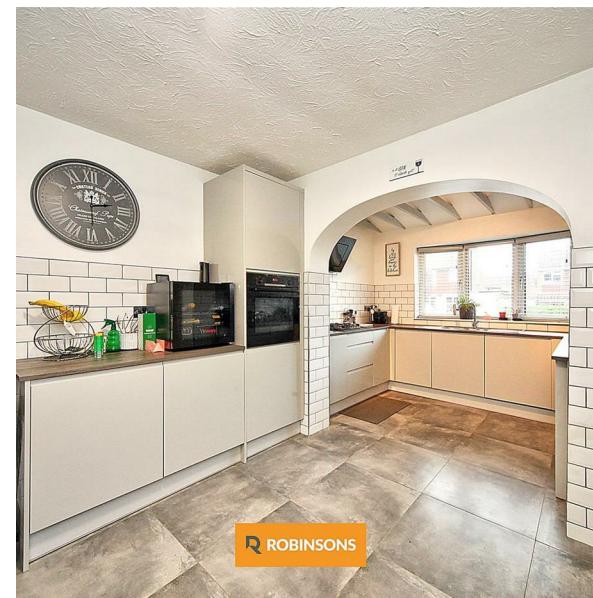
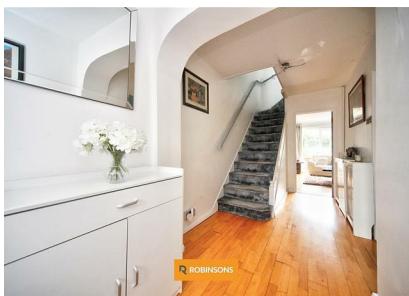


4 Candale Close, Dunstable, LU6 3PE
Price Guide £450,000

ROBINSONS



EXTENDED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME, TUCKED AWAY IN A QUIET CUL-DE-SAC ON THE SOUGHT-AFTER SOUTH-WEST SIDE OF DUNSTABLE, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS – IDEAL FOR MODERN FAMILY LIVING.

The ground floor features a comfortable living room, a separate dining room ideal for family life and entertaining, a fitted kitchen, and a useful utility room, with internal access to the integral garage which offers potential for conversion, subject to the necessary consents. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a separate study ideal for home working or occasional fifth bedroom, and a family bathroom.

The property is particularly well positioned for families, with a number of well-regarded schools close by, including Ardley Hill Academy, Lark Rise Academy and Watling Lower School, while Queensbury Academy and Manshead CE Academy provide popular secondary and sixth form options within easy reach. Extended on both the ground and first floors, this is a rare opportunity to secure a spacious family home in a convenient and well-established location.



20 West Street

Dunstable

Bedfordshire

LU6 1SX

01582 661112

sales@robinsons-estates.co.uk

<https://www.robinsons-estates.co.uk>



Total Area: 142.1 m² ... 1529 ft²

Floorplan produced by Woodside Photography
Floorplan is for illustration purposes only and all measurements are approximate



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	46
EU Directive 2002/91/EC		