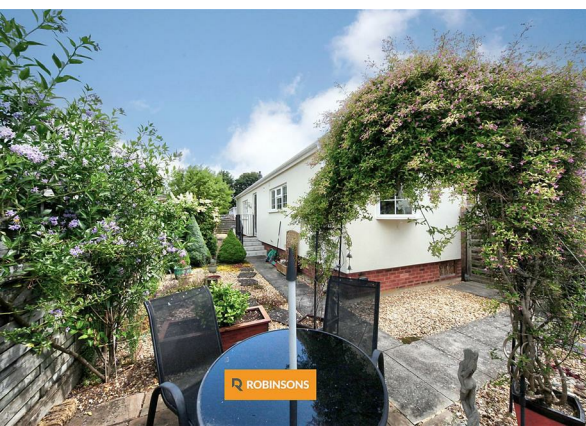
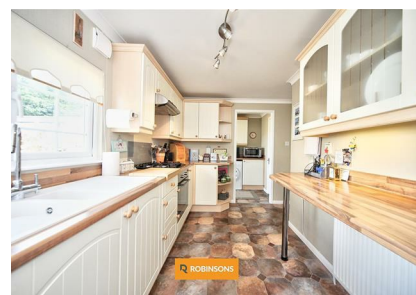
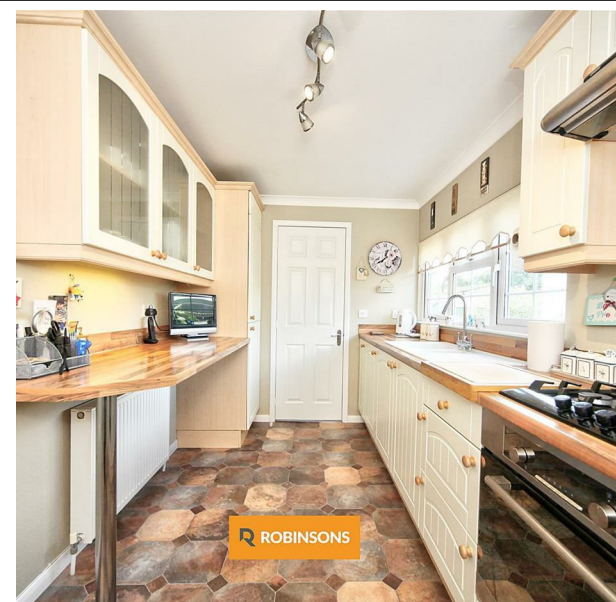


49 Residential Park Collinswood, Caddington, Bedfordshire,  
LU1 4AH  
Asking Price £245,000

**ROBINSONS**



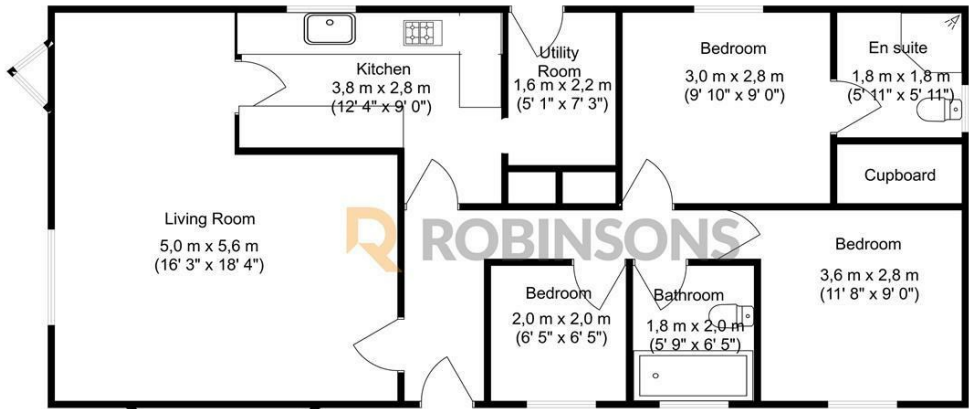
A WELL MAINTAINED 3 BEDROOM BRITISH PARK HOME IN CUL-DE-SAC LOCATION, SITUATED IN SOUGHT AFTER CADDINGTON. BUYERS MUST BE AGED 45 OR OVER! \*\*CASH BUYER ONLY\*\*

Tucked away in a quiet private cul-de-sac within a well-kept development, this chain-free three-bedroom park home in Caddington offers a wonderful combination of peace, privacy, and open countryside views.

Inside, the property features a bright and spacious lounge, a modern fitted kitchen, and two well-proportioned double bedrooms—including a main bedroom with its own en-suite shower room. A third bedroom provides flexibility and is currently used as a home office, ideal for remote working or as a hobby room.

Outside, the home enjoys a private low maintenance rear garden perfect for relaxing outdoors, along with a driveway providing off-road parking for one car.

Located in the ever-popular village of Caddington, residents benefit from a strong sense of community, local shops, pubs, and easy access to nearby towns such as Luton and Dunstable. Surrounded by rolling countryside yet well connected, this is a rare opportunity to enjoy village life with all the comforts of a modern home.



Total approximate area : 78.2 sq meters ( 841.7 sq feet)

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



20 West Street  
Dunstable  
Bedfordshire  
LU6 1SX  
01582 661112  
sales@robinsons-estates.co.uk  
<https://www.robinsons-estates.co.uk>



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 57      | 57                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |