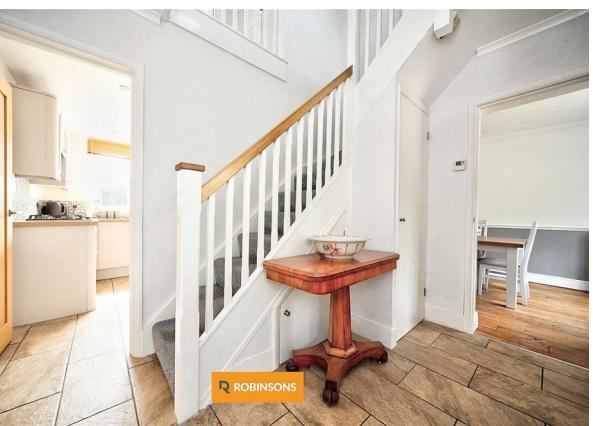
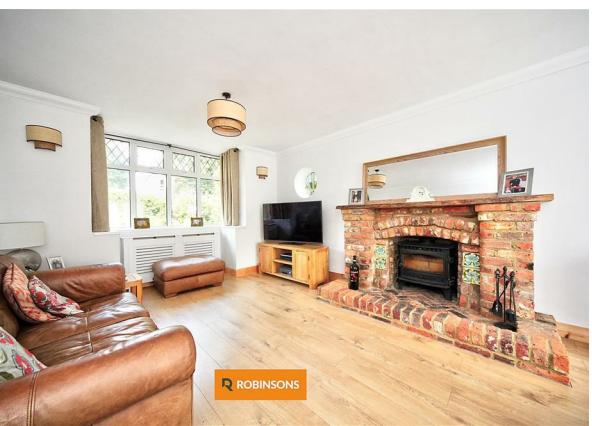
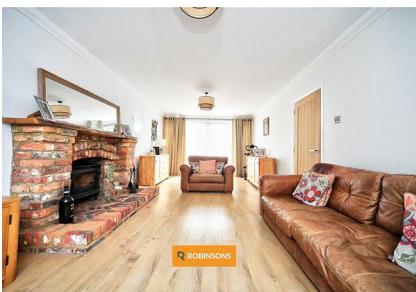
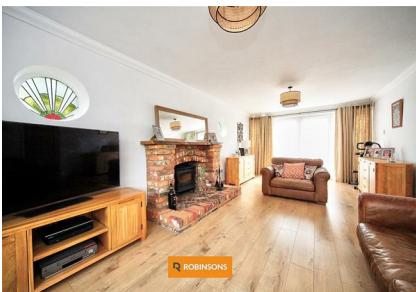
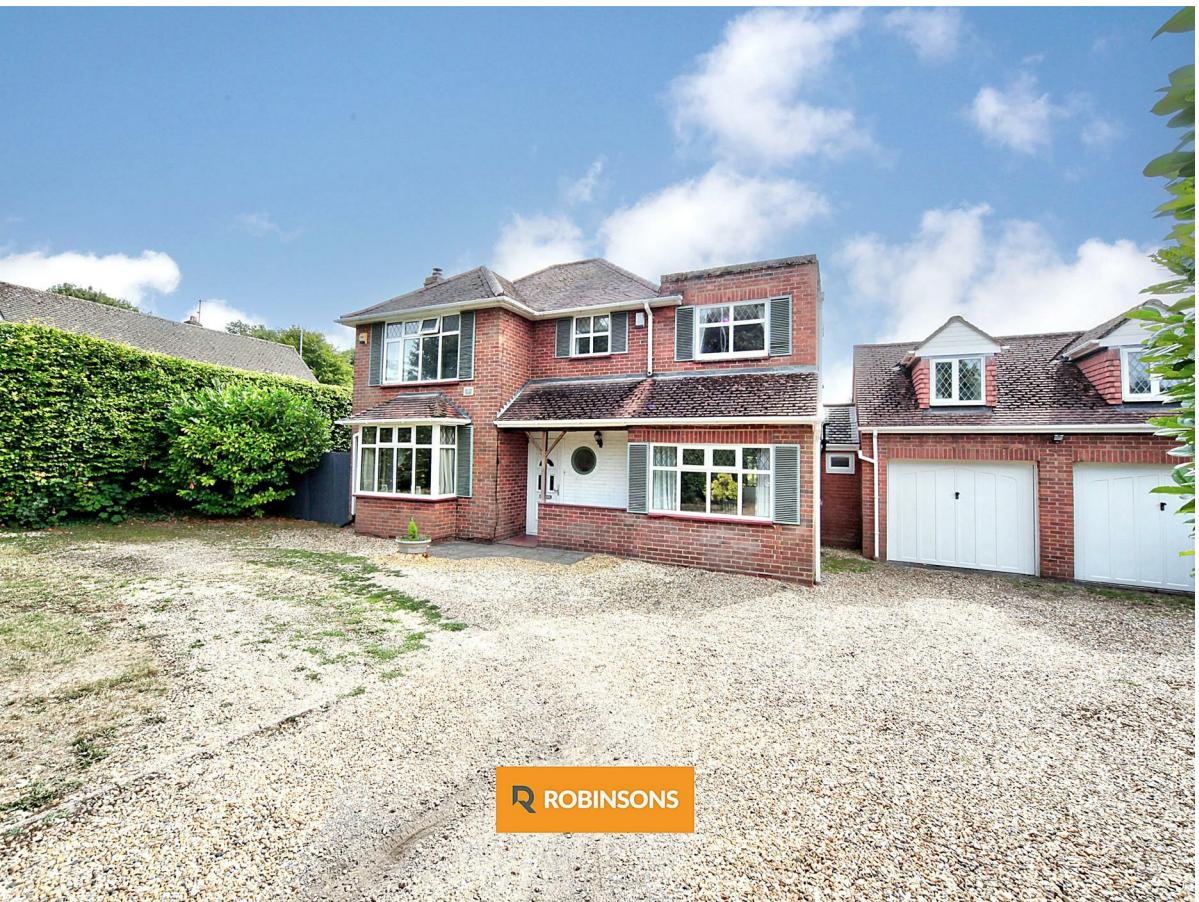


9 Totternhoe Road, West, Dunstable, Bedfordshire, LU6 2AF
£715,000

ROBINSONS



ASTUNNING FOUR-BEDROOM DETACHED FAMILY HOME ON ONE OF WEST DUNSTABLE'S MOST SOUGHT-AFTER STREETS, OFFERING AMPLE PARKING, VERSATILE LIVING SPACES, AND A PRIVATE WEST-FACING GARDEN.

Occupying an enviable position and set well back from the road, this impressive home benefits from a wide frontage with a substantial driveway providing parking for up to six vehicles, alongside a double garage. Above the garage sits a highly flexible additional bedroom space, ideal as an annexe-style suite, guest accommodation, or a dedicated work-from-home setup.

The interior opens into a spacious entrance hall leading to a light-filled living room, perfectly suited for everyday family life. A separate dining room offers an excellent space for entertaining, while the extended kitchen forms the heart of the home, complete with ample fitted units, a breakfast area, and French doors that open directly onto the rear garden. A downstairs WC and internal access to the garage further enhance the practicality of the layout.

The first floor hosts four well-sized bedrooms. The principal bedroom enjoys a modern en-suite, while the second bedroom, positioned above the garage, also benefits from its own en-suite, making it ideal for



20 West Street

Dunstable

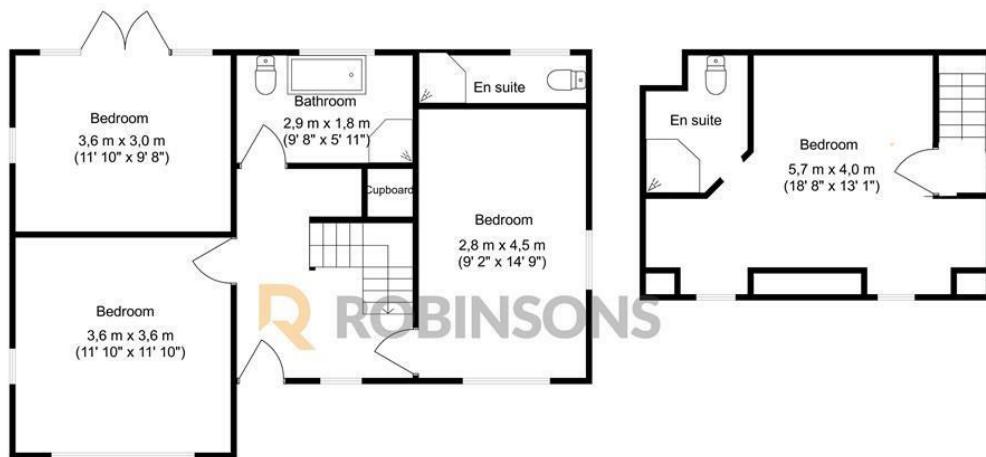
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Floorplan produced by Woodside Photography
Floorplan is for illustration purposes only and all measurements are approximate



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	72	80
EU Directive 2002/91/EC		