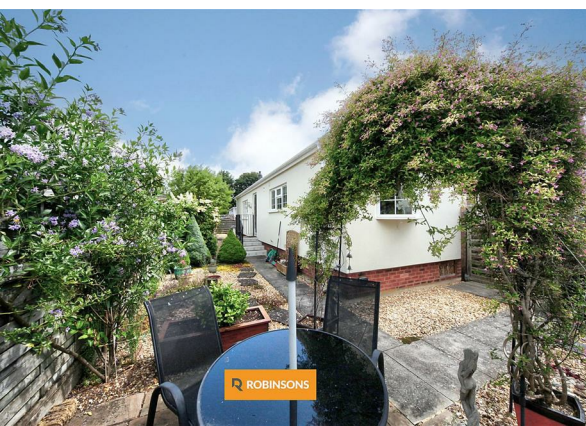
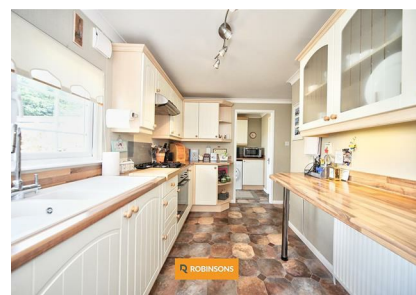
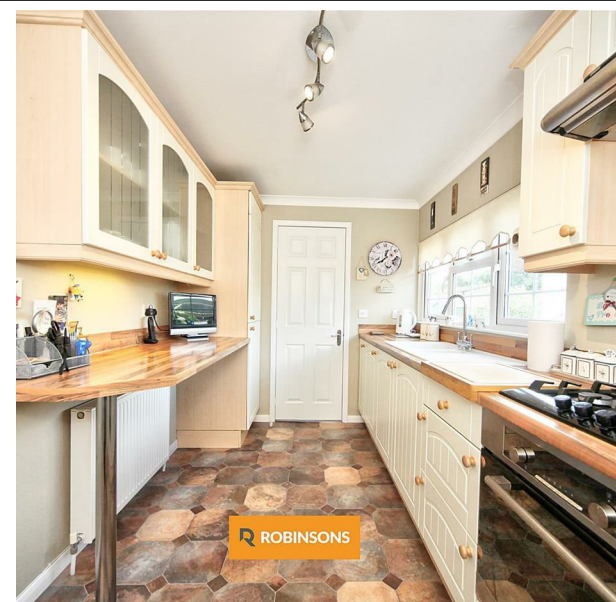


49 Residential Park Collinswood, Caddington, Bedfordshire,
LU1 4AH
Asking Price £245,000

ROBINSONS



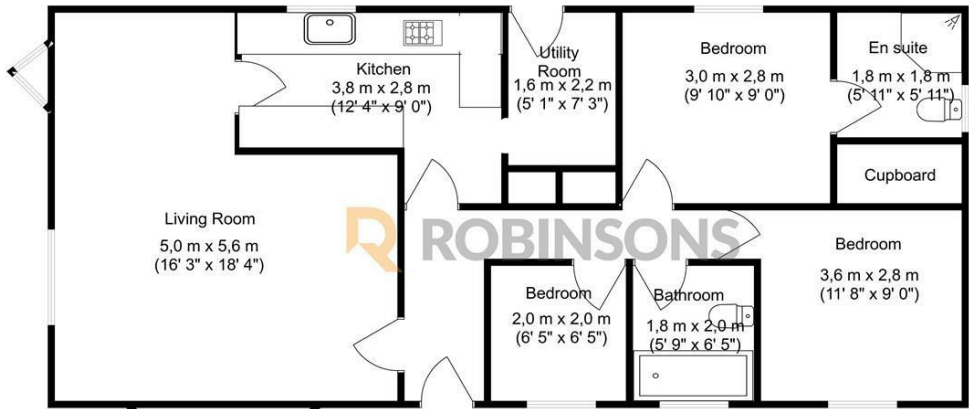
A WELL MAINTAINED 3 BEDROOM BRITISH PARK HOME IN CUL-DE-SAC LOCATION, SITUATED IN SOUGHT AFTER CADDINGTON. BUYERS MUST BE AGED 45 OR OVER! **CASH BUYER ONLY**

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



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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	