

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Totternhoe Road, Dunstable, Bedfordshire

**£425,000 Freehold**



3



2



2



D



For details on all of our properties for sale and for rent visit [www.house-hold.co.uk](http://www.house-hold.co.uk)



The Property Experts with the Personal Touch

# Totternhoe Road, Dunstable, Bedfordshire

£425,000



## Front

### Entrance Hall

3'10" x 11'2" (1.18 x 3.41)

### Living Room

20'8" x 10'5" (6.29m x 3.18m)

### Sitting Room

9'2" x 10'5" (2.79m x 3.18m)

### Dining Room

9'10" x 11'2" (3.00m x 3.41m)

### Kitchen

11'8" x 11'2" (3.55m x 3.41m)

### Shower Room

5'3" x 6'9" (1.61 x 2.08)

### Landing

5'10" x 6'6" (1.8 x 2)

### Bedroom 1

10'6" x 11'2" (3.20m x 3.41m)

### Bedroom 2

10'8" x 10'5" (3.25m x 3.18m)

### Bedroom 3

6'4" x 10'5" (1.93m x 3.18m)

## Family Bathroom

6'5" x 5'6" (1.96 x 1.69)

## Garden

## Parking

address: 15b High Street North  
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

## The Property Experts with the Personal Touch

**MISDESCRIPTIONS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

This EXTENDED, CHAIN FREE FAMILY HOME built in the 1930's is situated within the desirable LANCOT/ WEST area of DUNSTABLE, offering over 1,100 sq. ft of SPACIOUS LIVING ACCOMODATION. The home also benefits from a BEAUTIFUL SOUTH FACING REAR GARDEN.

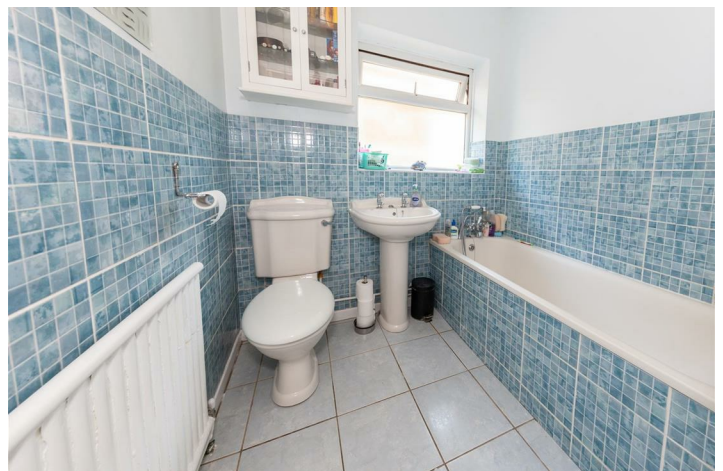
Household Estate Agents invite you to view this property that benefits from a 30FT LIVING/ SITTING ROOM leading to a well maintained SOUTH FACING REAR GARDEN, a DOWNSTAIRS SHOWER ROOM with an ADDITIONAL FAMILY BATHROOM, LARGE KITCHEN/ DINER and PARKING FOR THREE VEHICLES.

TOTTERNHOE ROAD is located in the esteemed Lancot area on the outskirts of Dunstable, in close proximity to the picturesque Dunstable Downs. Nearby BUS LINKS allow easy access to LUTON TRAIN STATION and AIPORT, as well as being only a short drive from the M1.

The accommodation comprises an entrance hall, downstairs shower room, living room/ sitting room with French doors leading to the garden, kitchen/dining room, first-floor landing, bedroom one with, two further bedrooms and a family bathroom. The rear garden is a generous size, there is a large patio area with stairs leading to the raised lawn. To the rear of the garden, there are two sheds.

CONTACT YOUR LOCAL HOUSEHOLD BRANCH TO ARRANGE YOUR VIEWING TODAY!

TENURE: FREEHOLD  
COUNCIL TAX BAND: D  
EPC RATING: TBC



address: 15b High Street North  
Dunstable, Beds LU6 1HX

Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

telephone: 01582 477 077

email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

## Road Map



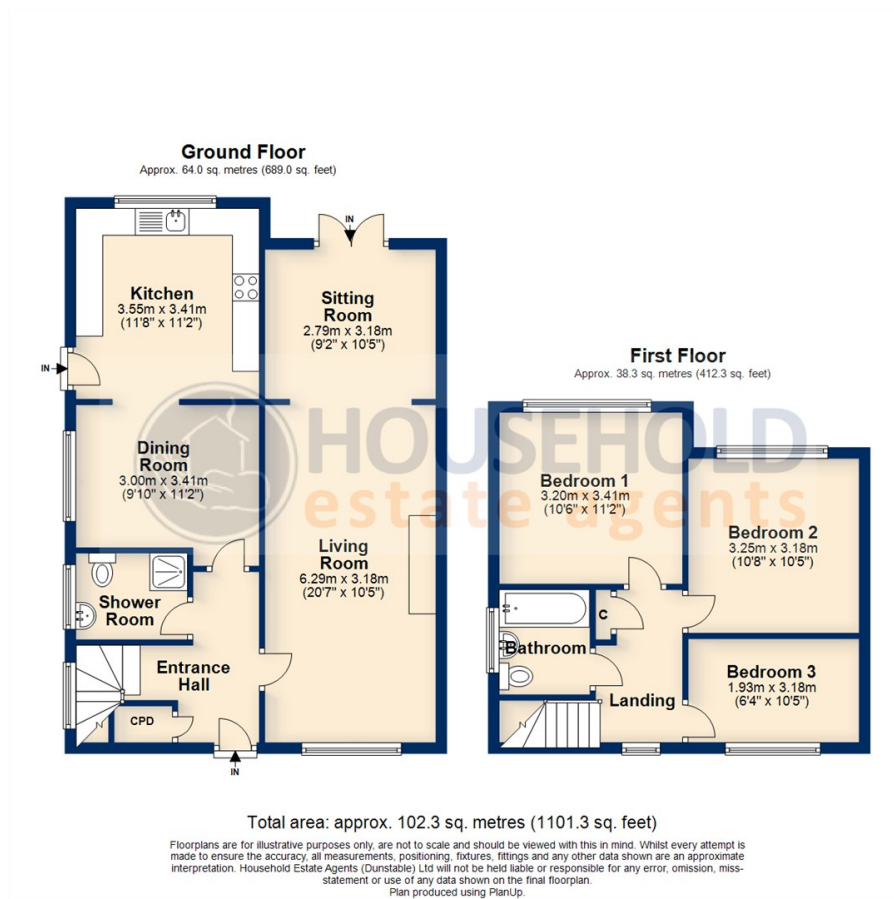
## Hybrid Map



## Terrain Map



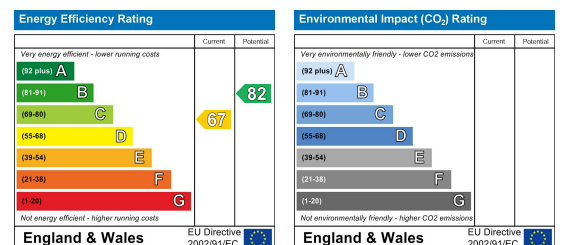
## Floor Plan



## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

## EPC



address: 15b High Street North  
Dunstable, Beds LU6 1HX

Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

## The Property Experts with the Personal Touch

**MISDESCRIPTIONS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.