

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Burr Street, Dunstable, Bedfordshire  
**Offers In Excess Of £400,000 Freehold**



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

**PRS** Property  
Redress  
Scheme

**Zoopla.co.uk**

movewithus  
recommended agent

**onTheMarket.com**

**rightmove**  
find your happy

**The Property Experts with the Personal Touch**

Burr Street, Dunstable, Bedfordshire

Offers In Excess Of £400,000



Front

Entrance Hall

Dining Room

12'1" x 12'4" (3.69m x 3.75m)

Living Room

12'0" x 11'9" (3.65m x 3.59m)

Kitchen

12'0" x 10'1" (3.65m x 3.08m)

Utility Room

6'8" x 9'9" (2.02m x 2.97m)

Downstairs WC

Basement

12'0" x 15'2" (3.65m x 4.62m)

First Floor Landing

Bedroom 2

12'0" x 10'0" (3.65m x 3.05m)

Bedroom 3

12'1" x 10'0" (3.69m x 3.05m)

Four-Piece Family Bathroom

Hallway

Bedroom 1

12'8" x 11'9" (3.86m x 3.58m)

Rear Garden

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

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: 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.

Located on the desirable Burr Street within South-West Dunstable, the property is just a short walk from the Town centre, this BAY-FRONTED SEMI-DETACHED offers near 1500 SQ.FT of SPACIOUS LIVING over FOUR FLOORS. To the rear is a LARGE REAR GARDEN and there is AMPLE UNRESTRICTED PARKING on the road.

Household Estate Agents welcome you to this PERIOD FAMILY HOME which has a wealth of CHARACTER to enjoy, the property further benefits from a TANKED BASEMENT, TWO RECEPTION ROOMS, a LARGE KITCHEN with SEPARATE UTILITY and WC as well as THREE DOUBLE BEDROOMS and LARGE FOUR-PIECE FAMILY BATHROOM. The property also offers the POTENTIAL TO EXTEND (STPP) at the rear.

Burr Street is centrally located in Dunstable and benefits from EXCELLENT COMMUTING LINKS with JUNCTIONS 9 & 11 of the M1 MOTORWAY, an approximate 10-minute drive away, and the GUIDED BUSWAY which has direct links to LUTON TRAIN STATION and LONDON LUTON AIRPORT, is within walking distance from the property. This is an ideal home for an array of prospective purchasers including families due to the FANTASTIC SCHOOLING nearby such as Dunstable Icknield Lower School (Located on the road), Priory Academy, and Queensbury Academy. The property is also within walking distance to the popular Bennetts Recreation Ground and local amenities including West Street Doctors Surgery.

The accommodation boasts an entrance hall, dining room, living room, kitchen, utility room, separate WC, first-floor landing, two double bedrooms, four-piece family bathroom, and hallway with stairs rising to the master bedroom with two built-in wardrobes. There is a private front garden which is low-maintenance and the rear garden is generously sized and is laid mainly to lawn with an additional large patio, there is a mixture of mature shrubs, plants, and tree borders.



address: 15b High Street North  
Dunstable, Beds LU6 1HX  
telephone: 01582 477 077  
email: dunstable@house-hold.co.uk  
website: 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.

## Road Map



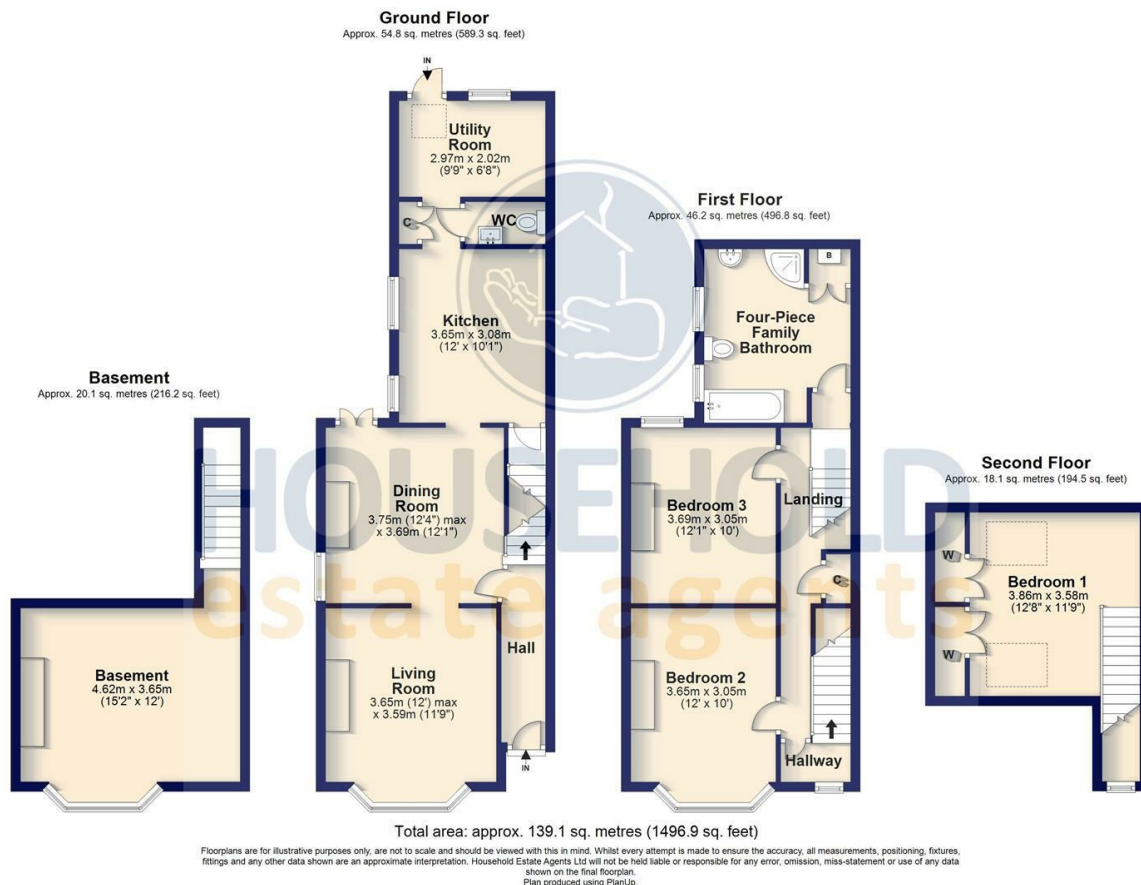
## Hybrid Map



## Terrain Map



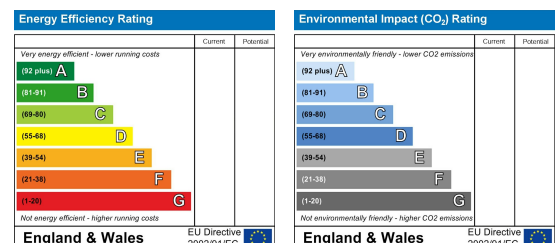
## Floor Plan



## 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

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: 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.