

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Meadway, South-West Dunstable, Bedfordshire

**Offers In Excess Of £450,000 Freehold**



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The Property Experts with the Personal Touch

# Meadway, South-West Dunstable, Bedfordshire

## Offers In Excess Of £450,000



Front

Entrance Hall

Living Room

12'7" x 11'2" (3.84m x 3.41m)

Dining Room

12'7" x 12'3" (3.84m x 3.75m)

Conservatory

12'10" x 10'11" (3.91m x 3.33m)

Kitchen

13'1" x 8'5" (4.00m x 2.57m)

Utility Room

11'6" x 10'4" (3.51m x 3.15m)

Inner Hall

Downstairs WC

Home Office

11'4" x 7'1" (3.47m x 2.18m)

First Floor Landing

Bedroom 1

11'2" x 10'9" (3.41m x 3.28m)

Bedroom 2

12'6" x 12'4" (3.82m x 3.77m)

Bedroom 3

8'2" x 8'0" (2.50m x 2.45m)

Family Bathroom

Rear Garden

Integral Garage

17'6" x 9'1" (5.33m x 2.78m)

Driveway For Multiple Vehicles

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Dunstable, Beds LU6 1HX

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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.

Located in the prestigious SOUTH-WEST DUNSTABLE, this EXTENDED FAMILY HOME offers over 1300 SQ.FT of VERSATILE LIVING. The property sits on a GENEROUS PLOT with a LARGE REAR GARDEN, this home further benefits from an INTEGRAL GARAGE and a DRIVEWAY TO THE FRONT FOR MULTIPLE VEHICLES.

Household Estate Agents invite you to view this STYLISH BAY-FRONTED SEMI which offers THREE BEDROOMS, THREE RECEPTIONS including a CONSERVATORY and HOME OFFICE, a MODERN KITCHEN with a SEPARATE UTILITY ROOM and there is still PLENTY OF POTENTIAL TO EXTEND FURTHER (STPP).

Meadway is within walking distance to plenty of local amenities and also the popular nature reserve, DUNSTABLE DOWNS, as well as BENNETT'S RECREATION GROUND which is ideal for families to enjoy. The property is also within walking distance to the Town centre with easy access to the GUIDED BUSWAY with direct links to LUTON TRAIN STATION and LONDON LUTON AIRPORT. There are also EXCELLENT ROAD LINKS with the A5 nearby providing a SHORT DRIVE TO EITHER JUNCTION 9 OR 11A OF THE M1 MOTORWAY.

South-West Dunstable is well known for the FANTASTIC SCHOOLING in the area, this home benefits from catchment to LANCOT PRIMARY SCHOOL, PRIORY ACADEMY and is a SHORT WALK TO QUEENSBURY ACADEMY.

The accommodation boasts an entrance hall, living room, dining room, conservatory, kitchen, utility room, inner hall, downstairs WC, home office, first-floor landing, three bedrooms and a family bathroom. The rear garden has been WELL MAINTAINED by the current owners with a mixture of patio, decked and lawn areas with vast amounts of mature shrubs, plants and trees.



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## Road Map



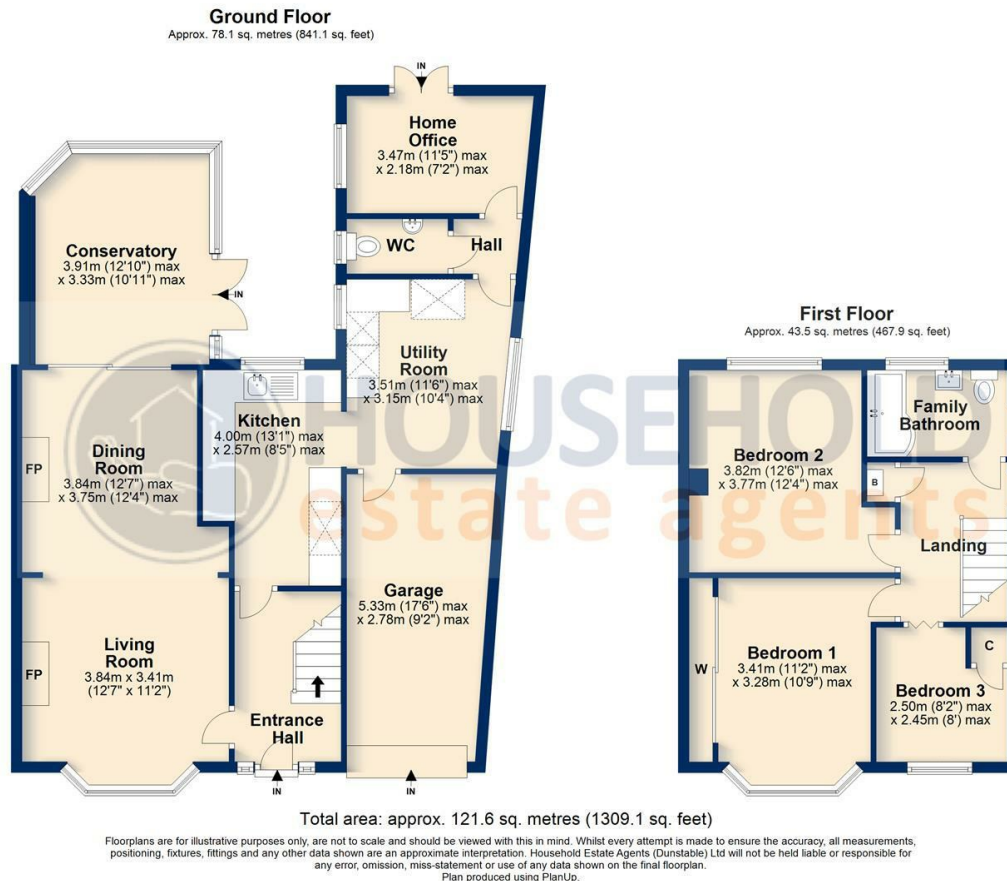
## Hybrid Map



## Terrain Map



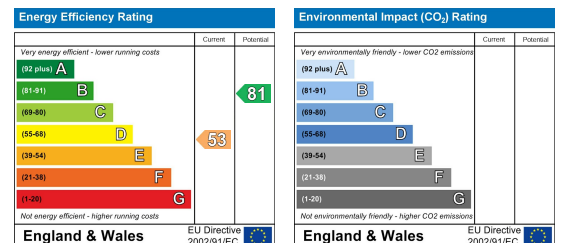
## Floor Plan



## 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



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