



Tring Road | | Dunstable | LU6 2PT

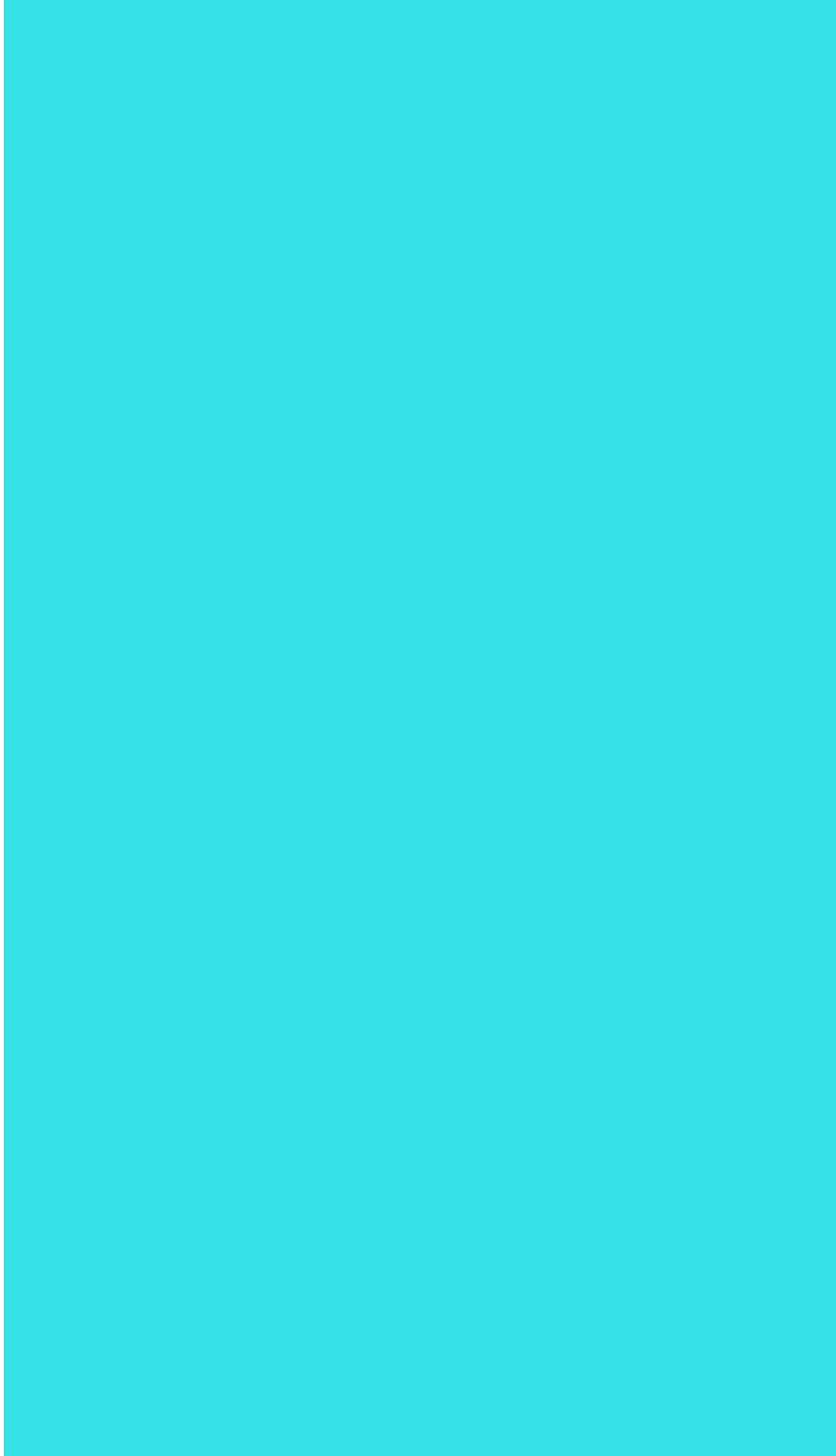
Price Guide £700,000

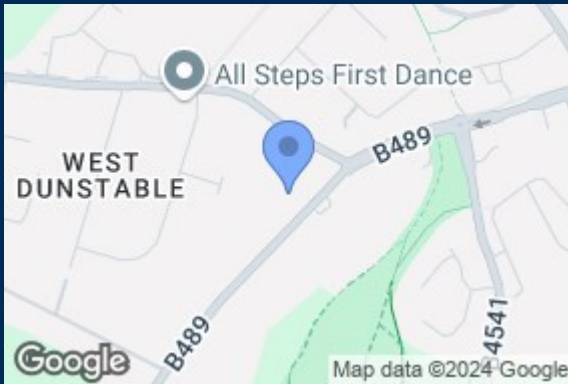
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We are excited to present this classic and impressive six-bedroom 1930s detached family home which spans nearly 2700 square feet. Filled with natural light from every angle, the property features an expansive garden (approaching half an acre) along with a double garage, workshop, and storeroom. Offered for sale for the first time in 62 years there is so much potential with this family home in a prestigious location, also being sold with no upper chain. The accommodation includes: three reception rooms, kitchen/breakfast room, utility room, cloakroom, six bedrooms and two bathrooms. With the breathtaking Dunstable Downs, Ivinghoe Beacon and Whipsnade Estate just outside your door, you will have endless open countryside to explore.

- An impressive 1930s detached family home in a prime location.
- Available for the first time in over 60 years.
- In need of modernisation, offering a vast amount of potential. Wonderful opportunity.
- Potential to extend subject to planning permission.
- No upper chain.
- Five/six bedrooms and two bathrooms.
- Vast, rear garden perfect for a family. Approaching a half-acre plot.
- Driveway, double garage, workshop and storeroom.
- 33 minute rail connections to London Euston.
- Open day on Saturday 19th October - 1pm - 4pm







Approximate Gross Internal Area
 Ground Floor = 98.9 sq m / 1,064 sq ft
 First Floor = 100.9 sq m / 1,086 sq ft
 Outbuilding = 49.7 sq m / 535 sq ft
 Total = 249.5 sq m / 2,685 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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