



**Connells**

Dagnall Road  
Edlesborough Dunstable



## Property Description

This delightful 2-bedroom end-terrace character home is set on the edge of Edlesborough, offering a unique blend of village charm, countryside views, and versatile outside space. From the property you can enjoy far-reaching vistas across the Chiltern Hills, including the iconic Ivinghoe Beacon and Whipsnade White Lion.

Inside, the accommodation includes a welcoming kitchen, a comfortable lounge, and a light-filled conservatory overlooking the garden. Upstairs are two well-proportioned bedrooms served by a stylish modern family bathroom.

Externally, the home is equally impressive. There are both front and rear gardens, a driveway with space for three cars, and two garages. The first sits within a nearby block, while the second is a substantial detached garage/workshop built by the current owner. This excellent space is ideal for storage, hobbies, trades, or classic car enthusiasts, offering a rare opportunity to enjoy a workshop of this size in such a sought-after location.

Situated in a peaceful semi-rural position on the edge of Edlesborough, yet within easy reach of village amenities and transport links, this property combines character, practicality and countryside living.

Early viewing is highly recommended - call us today to arrange your appointment.

### Entrance Hall

Radiator. Wooden flooring.

### Lounge

11' 6" x 13' 4" ( 3.51m x 4.06m )

French doors to conservatory. Dual fuel log burner. Radiator. Carpeted flooring.

### Kitchen

9' 2" x 16' 5" ( 2.79m x 5.00m )

Windows. Fitted kitchen with walls and base units. Work surfaces with tiled splashback. Tiled walls. Plumbing for dishwasher. Plumbing for washing machine. Induction hob with cookerhood over. Double radiator. Oven & grill. Belfast sink. Space for fridge freezer. Tiled flooring.

### Conservatory

11' 6" x 11' ( 3.51m x 3.35m )

Brick built base with UPVC windows. French doors to garden.

### Landing

Window. Carpeted flooring.

### Bedroom One

11' 8" x 11' 6" to wardrobes ( 3.56m x 3.51m to wardrobes )

Window. Radiator. Storage. Fitted mirrored wardrobes. Wooden flooring.

## Bedroom Two

9' 3" x 10' max ( 2.82m x 3.05m max )

Window. Radiator. Wooden flooring.

## Bathroom

Window. Wash hand basin in vanity unit. WC. P shape bath with shower over & glass shower screen. Fully tiled walls. Radiator. Wooden flooring.

## Outside

### Front Garden

Block paved area for parking. Wooden panelled fencing and gate.

### Rear Garden

Mainly laid to lawn. Mature bushes & shrubs. Patio area. LPG tank & smart water sewage system at the very rear of the garden. Wooden panelled fencing to borders.

## Work Shop

Electric roller door. Double glazed windows to front & rear. Inspection pit. Light. Power. Block paved parking space to front. Loft space with double glazed window. Boarded perfect for storage with power.

## Separate Garage En-Bloc

Side hinged garage doors. New roof.

## Agents Note

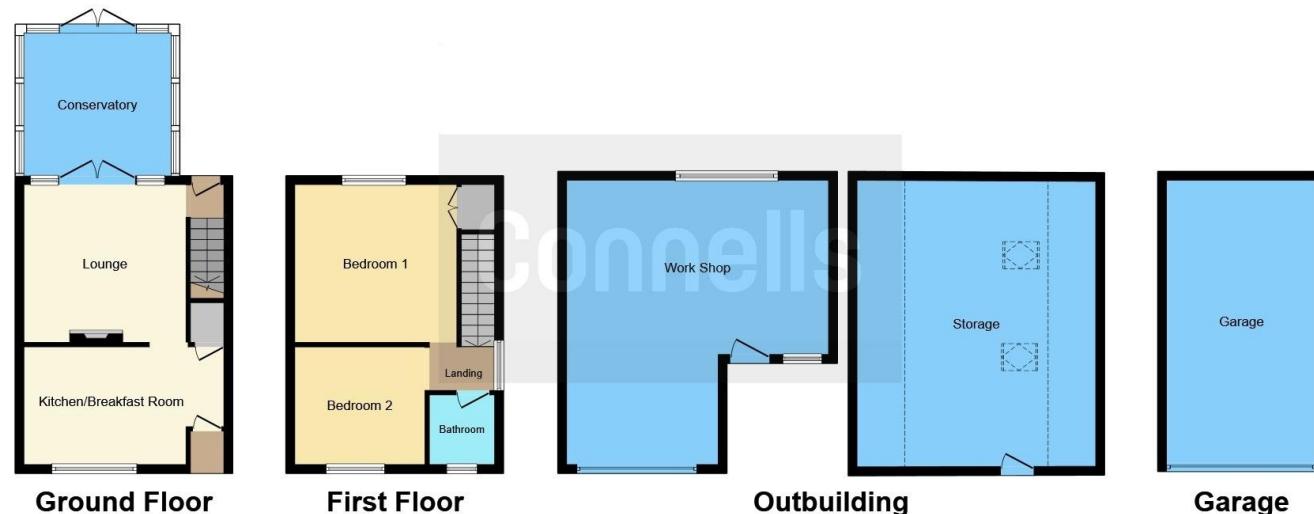
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To view this property please contact Connells on

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: E    Council Tax  
 Band: C

Tenure: Freehold

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