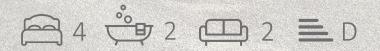


Crabtree Way, Dunstable, Bedfordshire £475,000



# Crabtree Way, Dunstable, Bedfordshire

This DETACHED FAMILY HOME has been MUCH IMPROVED by the current owners, offering over 1200 SQ.FT of SPACIOUS LIVING including SEPARATE RECEPTIONS and TWO BATHROOMS. The property also benefits from an INTEGRAL GARAGE, DRIVEWAY FOR TWO VEHICLES and a PRIVATE REAR GARDEN.

Front

**Entrance Hall** 

Downstairs WC

Living Room

14'9" x 15'2" (4.50m x 4.62m)

Kitchen

16'4" x 8'8" (4.97m x 2.63m)

Dining Room

13'3" x 8'8" (4.04m x 2.63m)

First Floor Landing

Bedroom 1

11'9" x 14'11" (3.59m x 4.55m)

En-suite Bathroom



















# Bedroom 2

13'10" x 8'4" (4.22m x 2.53m)

## Bedroom 3

10'0" x 8'9" (3.06m x 2.66m)

## Bedroom 4

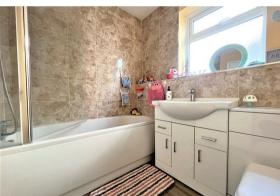
10'0" x 6'10" (3.06m x 2.08m)

# Family Bathroom

Rear Garden

# Integral Garage 14'2" x 9'0" (4.32m x 2.75m)

Driveway For Two Vehicles







## Floor Plan

#### **Ground Floor** Approx. 65.0 sq. metres (700.1 sq. feet) First Floor Approx. 61.8 sq. metres (664.9 sq. feet) Living **Bedroom 3 Bedroom 4** Room 3.06m x 2.08m (10' x 6'10") Bedroom 2 4.62m (15'2") max x 4.50m (14'9") max 2.53m (8'4") max Kitchen (16'4" x 8'8") Landing Family Bathroom Dining Garage 4.75m x 2.75m (15'7" x 9') Area 4.04m (13'3") max x 2.63m (8'8") **Bedroom 1** 4.55m (14'11") x 3.59m (11'9") max En-suite Bathroom Entrance Hall

#### Total area: approx. 126.8 sq. metres (1365.0 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Ounstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final Floorplan.

Plan produced using PlanUp.

# Viewing

email:

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.

address: 15b High Street North Additional Toddington: 2-4 High Street

Dunstable, Beds LU6 1HX Office: - 01525 877 771

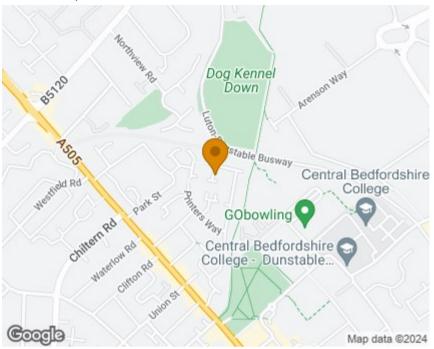
telephone: 01582 477 077

# website: www.house-hold.co.uk

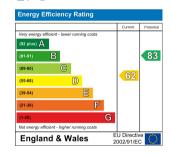
dunstable@house-hold.co.uk

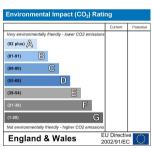
# The Property Experts with the Personal Touch

## Area Map



### **EPC**





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