

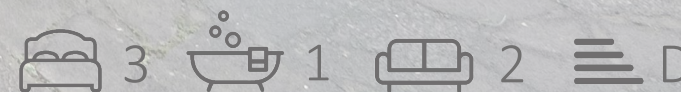
Dunstable Office:  
**01582 477 077**



Residential Sales • Property Management • Lettings



Beacon Avenue, Dunstable, Bedfordshire  
**Offers In Excess Of £400,000**





# Beacon Avenue, Dunstable, Bedfordshire

Offered for sale with NO UPPER CHAIN and located in the desirable Lancot area of West Dunstable this MATURE FAMILY HOME, offering near 1,000 SQ.FT of living accommodation. The property sits on a GENEROUS PLOT in addition to a DETACHED GARAGE and a DRIVEWAY FOR MULTIPLE VEHICLES.



Front

Storm Porch

Entrance Hall

Living Room

16'6" x 11'11" (5.02m x 3.63m)

Dining Room

12'4" x 9'11" (3.77m x 3.03m)

Kitchen

9'4" x 7'11" (2.85m x 2.42m)

First Floor Landing

Bedroom 1

16'6" x 10'0" (5.02m x 3.04m)

Bedroom 2

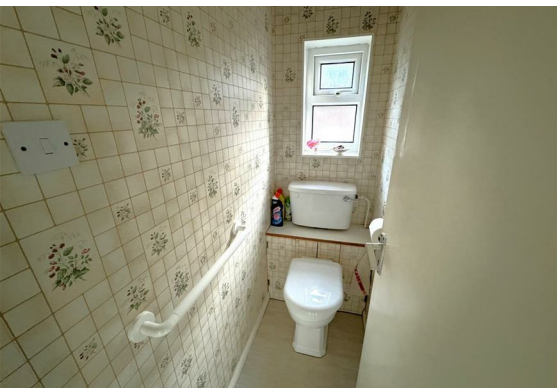
12'5" x 9'10" (3.79m x 3.00m)

Bedroom 3

10'2" x 6'0" (3.11m x 1.82m)







Bathroom

Separate WC

Rear Garden

Detached Garage

Driveway For Multiple Vehicles

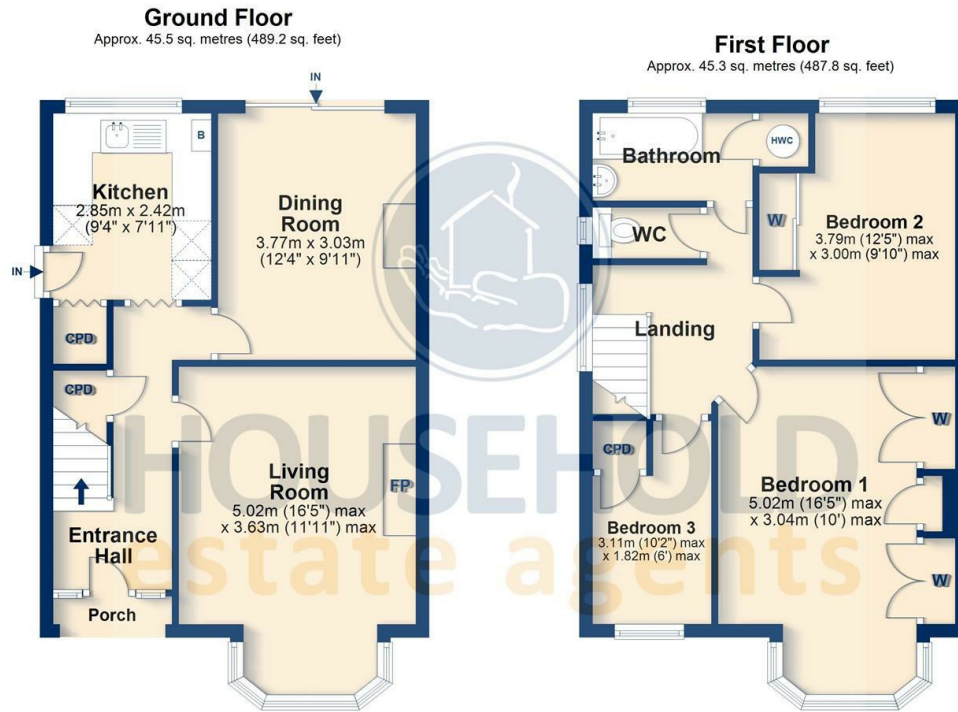
Household Estate Agents invite you to view this SPACIOUS BAY-FRONTED SEMI-DETACHED which does require modernisation however it does offer PLENTY OF POTENTIAL TO EXTEND to the rear and also the POTENTIAL FOR A LOFT CONVERSION (STPP). The property further benefits from THREE GOOD SIZE BEDROOMS and SEPARATE RECEPTIONS.

Beacon Avenue is primely situated in West Dunstable offering easy access in to the Town centre as well as EXCELLENT COMMUTING LINKS towards the M1 MOTORWAY, neighbouring Town's and nearby Train Stations such as Leagrave High Street and Leighton Buzzard. This home would be the PERFECT FAMILY HOME due to the FANTASTIC SCHOOLING in the area such as Lancot Primary School and Queensbury Academy.

The accommodation boasts a storm porch, entrance hall, living room, dining room, kitchen, first-floor landing, three bedrooms and a separate bathroom and WC,. The garden to the rear is laid mainly to lawn with a large patio and also providing external access to the detached garage.



## Floor Plan



Total area: approx. 90.8 sq. metres (977.0 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 (Dunstable) 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.

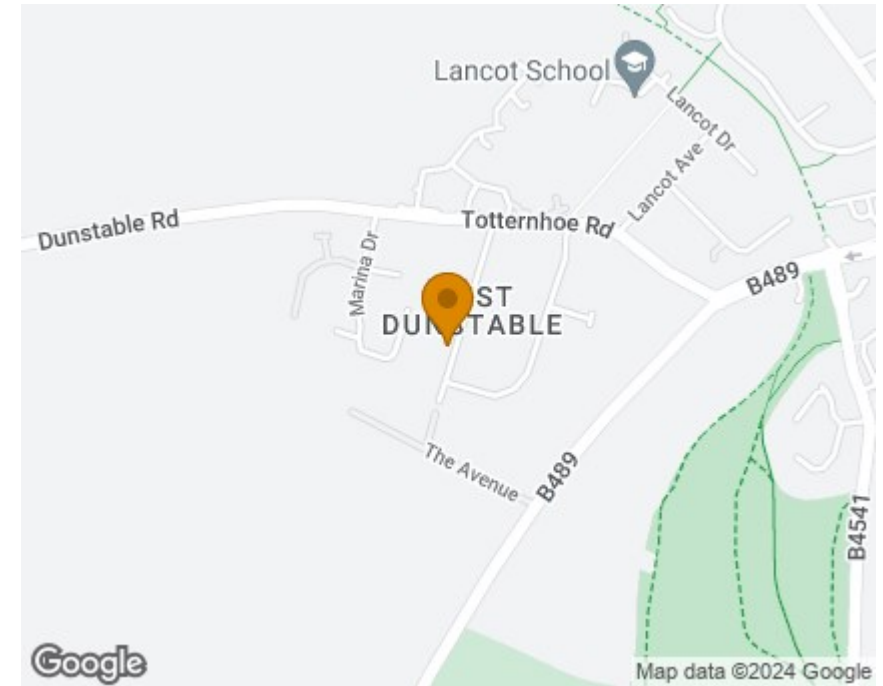
## Viewing

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.

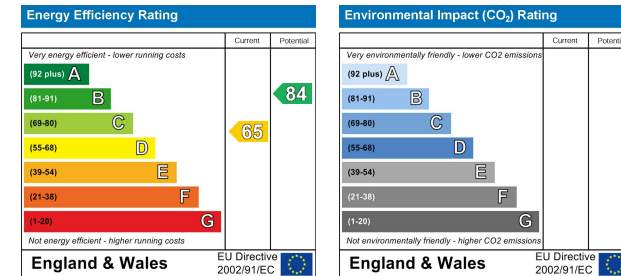
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Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

## Area Map



## EPC



## The Property Experts with the Personal Touch

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