

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
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Residential Sales • Property Management • Lettings

5 Blacksmiths Common, Chalton, Bedfordshire, LU4 9UN

**Price £550,000 Freehold**



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The Property Experts with the Personal Touch

# 5 Blacksmiths Common, Chalton, Bedfordshire, LU4 9UN

**Price £550,000**



## Entrance Hall

Entered via UPVC front door, radiator, staircase to the first floor

## Dining Room

10'9" x 10'0" max (3.28m x 3.05m max)

Triple glazed window to front aspect, radiator, built in cupboard, inset spotlighting

## Utility

7'0" x 5'0" (2.13m x 1.52m)

Triple glazed window to front aspect, radiator

## Cloakroom

Fitted with a low level W.C and pedestal wash hand basin

## Kitchen/Breakfast Room

16'2" x 11'7" (4.93m x 3.53m)

Triple glazed window to front aspect, fitted with a range of floor and wall units with worktop over, space for a range cooker, plumbing for washing machine and dishwasher, space for an American fridge freezer, wall mounted boiler, inset spotlighting

## Living Room

15'8" max x 19'0" max (4.78m max x 5.79m max)

A lovely, bright "L" shaped living room with double glazed patio doors and triple glazed window to rear aspect, two radiators, T.V point, double doors to the office

## Office

10'8" x 12'0" (3.25m x 3.66m)

A fantastic workspace with triple glazed window to rear, brick built fireplace, radiator

## Landing

With hatch to loft space, airing cupboard

## Bedroom 1

15'0" x 10'0" max (4.57m x 3.05m max)

With fitted wardrobes to one wall and overhead storage, triple glazed window to rear, radiator

## Bedroom 2

11'8" x 10'1" (3.55m x 3.07m)

Triple glazed window to front aspect, radiator

## Bedroom 3

10'8" x 10'4" (3.25m x 3.15m)

Triple glazed window to rear aspect, radiator archway to bedroom Four

## Bedroom 4

7'8" x 8'10" (2.34m x 2.69m)

Triple glazed window to rear, radiator, fitted wardrobe

## Bathroom

5'4" x 12'1" (1.63m x 3.68m)

Triple glazed window to front aspect, corner bath with shower over, pedestal wash hand basin, radiator, low level W.C, door to eaves storage

## Outside

### Rear Garden

Southerly facing rear garden with large patio area, artificial grass, garden shed, outside electric points.

### Front garden and driveway

Double width driveway providing additional off road parking, lawned area with flowers, shrubs and hedging.

### Driveway

Fitted with a pedestrian gate and vehicle double gates, this driveway provides off road parking for several vehicles, plus space for a garage (subject to planning) there is also an outside tap.

address: 15b High Street North  
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

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

## The Property Experts with the Personal Touch

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Located in the village of Chalton, this four bedroom detached home offers over 1500sq feet of accommodation, ideal for a growing family. This lovely home, which is ideally placed for the Commuter with both Junction 11a (south) and Junction 12 (North) of the M1 and Legrave and Harlington train stations all being a short drive away. The village has a lower school (Ofsted rating Good), The Star public house and playground along with some fantastic walks in the beautiful Bedfordshire countryside. The accommodation comprises entrance hall, L shaped living room, dining room, office/study, cloakroom, kitchen/dining room and utility to the ground floor with four bedrooms and bathroom to the first floor. Outside there is a southerly facing rear garden along with a large gated driveway providing off road parking for several vehicles. Contact us now to arrange a viewing.



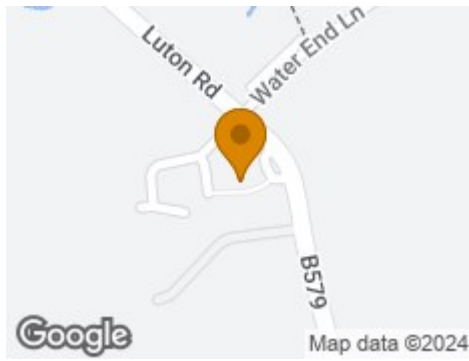
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## Road Map



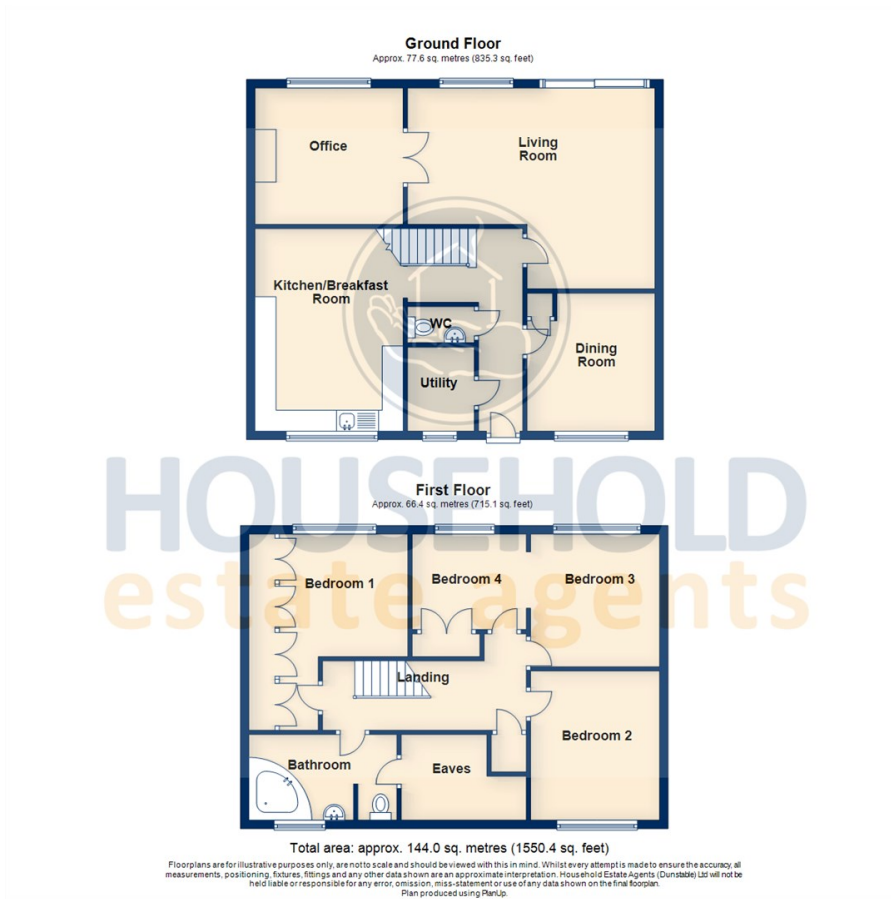
## Hybrid Map



## Terrain Map



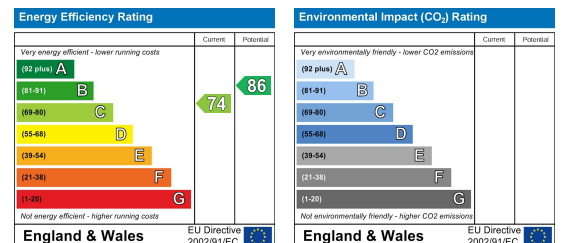
## Floor Plan



## 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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