

Dunstable Office:

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HOUSEHOLD
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Bluebell Cottage, Lynch Hill, Kensworth
£450,000 Freehold



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The Property Experts with the Personal Touch

Bluebell Cottage, Lynch Hill, Kensworth

£450,000



Front

Wooden panelled door with inset glazed pane to:

Lounge/Dining Room

17'10" x 10'6" (5.43m x 3.21m)

Triple aspect with sash window to front, window to side and multi pane window to rear, feature multi fuel burner stove with wooden surround, exposed timber flooring, rising and turn stairs to first floor with under stairs storage, two double radiators, TV point. Door to:

Hallway

Window to the side aspect, carpet flooring.

Bathroom

Multi-pane window to rear aspect, panelled bath with mixer tap and shower attachment, corner wash basin, closed coupled WC, continuation of the slate flooring and part stone tiled walls, loft hatch, radiator.

Kitchen

10'4" x 6'3" (3.16m x 1.91m)

Multi-paned window to rear aspect, part-glazed door leading to the rear garden, range of wall, base and drawers units complimented with a wood block worktop inset sink with mixer tap, hob with extractor above, built-in oven, built-in dishwasher, washing machine and fridge/freezer, part tiled walls, continuation of the slate flooring, ceiling spot lights.

First Floor Landing

Loft hatch, doors to bedrooms.

Bedroom 1

10'0" x 10'10" (3.05m x 3.29m)

Sash window to front aspect, double radiator.

Bedroom 2

7'6" x 7'2" (2.28m x 2.19m)

Multi-pane window to rear aspect, double radiator.

Rear Garden

Log Cabin

Plot View

Driveway For Multiple Vehicles

address: 15b High Street North
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Additional Office: **Toddington:** 2-4 High Street
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Located in the desirable village of Kensworth on the borders of Bedfordshire and Hertfordshire, this idyllic cottage offers a driveway to the front for approximately five vehicles and the property boasts a large plot with the potential to extend or possibly to build an individual dwelling (STPP).

Household Estate Agents invite you to view this truly rarely available, Grade II Listed, end-terraced cottage in which the current owners managed to acquire an additional piece of land adjacent to the property (the land is offered on a separate title) creating a larger than average plot for similar properties.

Lynch Hill is just a short drive from Junction 9 of the M1 Motorway and also into Dunstable Town centre with access to the Guided Busway with direct links to Luton Train Station and London Luton Airport. There are multiple sought after villages nearby such as Studham, Markyate and Caddington as well as additional Towns such as Berkhamsted and Hemel Hempstead offering a wealth of local amenities.

The accommodation comprises of living/dining room, inner hallway, bathroom, kitchen, first-floor landing and two bedrooms. The gardens to the side and rear consist of a paved patio, pebbled and lawn areas with a wooden outbuilding and additional log cabin. The plot has been opened, cleared and used as one large garden currently.

This property would be perfect for an array of prospective purchasers including families due to the excellent schooling nearby such as Kensworth C of E Primary and Manshead School (Secondary).



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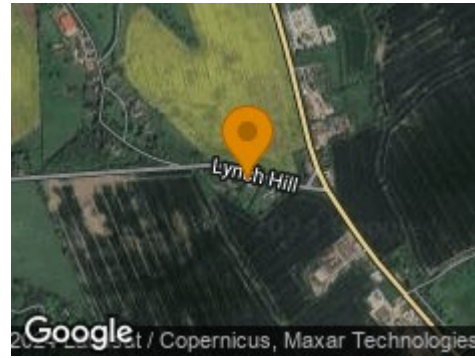
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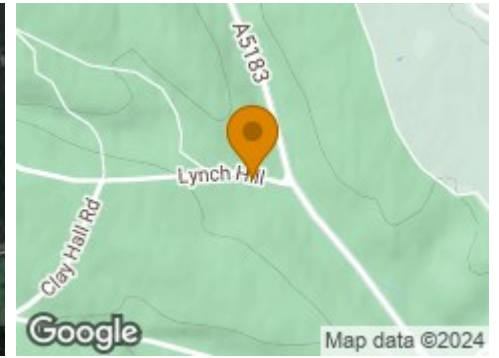
Road Map



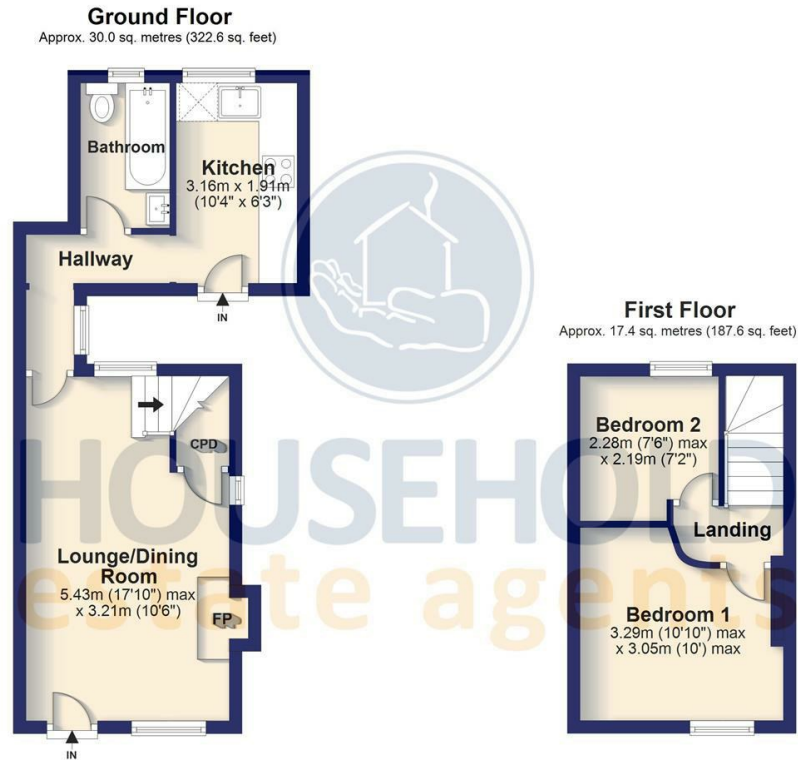
Hybrid Map



Terrain Map



Floor Plan



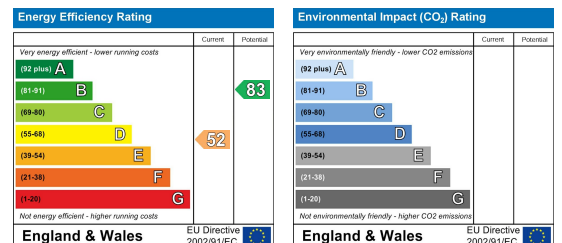
Total area: approx. 47.4 sq. metres (510.2 sq. feet)

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 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.

EPC



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