

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
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Walgrave Road, Dunstable

**£375,000 Freehold**



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The Property Experts with the Personal Touch



# Walgrave Road, Dunstable

**£375,000**



Front

Garden

Entrance Hall

Living Room

15'0" x 11'3" (4.58m x 3.42m)

Kitchen/Breakfast Room

8'8" x 11'3" (2.65m x 3.42m)

Dining Room

11'9" x 7'3" (3.59m x 2.21m)

Bathroom

Store Room

Landing

Bedroom 1

10'1" x 11'3" (3.07m x 3.42m)

Bedroom 2

12'10" x 9'0" (3.90m x 2.75m)

Bedroom 3

9'11" x 8'1" (3.01m x 2.46m)

WC

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

telephone: 01582 477 077

email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

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

**The Property Experts with the Personal Touch**

**MISDESCRIPTIONS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

This IMMACULATE THREE-BEDROOM SEMI-DETACHED HOME is located in the desirable EAST DUNSTABLE which offers EXCELLENT COMMUTING LINKS and FANTASTIC SCHOOLING in the area.

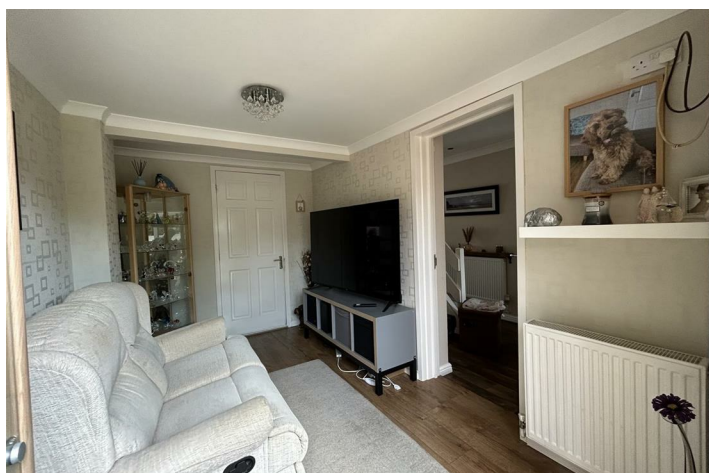
Household Estate Agents invite you to view this FAMILY HOME, offering over 900 SQ.FT. of living accommodation. The property is MOVE-IN READY with plenty of POTENTIAL TO EXTEND and IMPROVE (STPP), due to the SPACIOUS PLOT and GENEROUSLY SIZED REAR GARDEN. It also benefits from THREE DOUBLE BEDROOMS, a SHOWER ROOM with an ADDITIONAL WC UPSTAIRS, RECENTLY FITTED TRIPLE GLAZED WINDOWS, TWO RECEPTION ROOMS, a STORE ROOM, and ADDITIONAL DRIVEWAY PARKING TO THE FRONT.

Walgrave Road is within walking distance of local amenities, including a parade of shops on Katherine Drive. There is also EXCELLENT SCHOOLING in the area, such as St. Christopher's Academy, The Vale Academy, and the popular Queensbury Academy, which is a short drive from the property. There are FANTASTIC COMMUTING LINKS, with both Junctions 11 & 11a in close proximity. The GUIDED BUSWAY, located on Jeans Way, is also within walking distance and provides a direct link to Luton Train Station and London Luton Airport.

The accommodation comprises an entrance hall, living room, kitchen/breakfast room leading to the garden, shower room, separate dining room leading to the garden, store room with an up-and-over garage door, first-floor landing, WC, and three double bedrooms. There are gardens to the rear.

CONTACT YOUR LOCAL HOUSEHOLD BRANCH TO ARRANGE YOUR VIEWING TODAY!

TENURE - FREEHOLD  
COUNCIL TAX BAND - D  
EPC RATING - D



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## Road Map



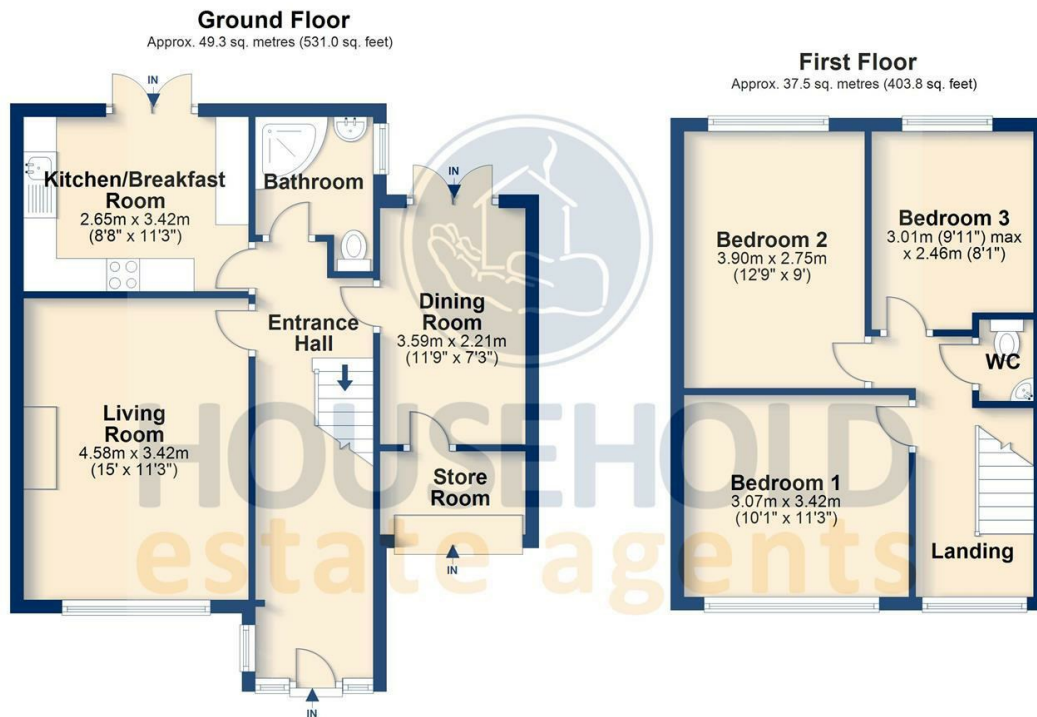
## Hybrid Map



## Terrain Map



## Floor Plan



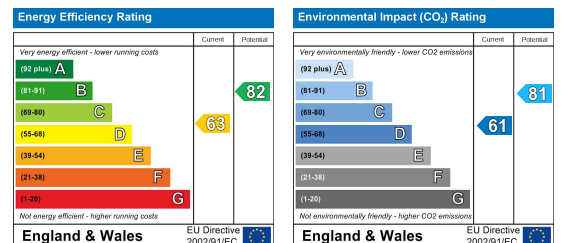
Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) 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.

## EPC



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