

Dunstable Office:

**01582 477 077**

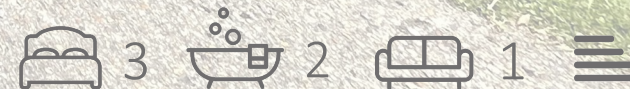


**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings



Common Road, Kensworth, Dunstable  
**Offers In Excess Of £550,000**



# 290 Common Road, Kensworth, Dunstable, LU6 2PN

Located in the desirable village of Kensworth, this EXTENDED DETACHED BUNGALOW is situated on a GENEROUS SIZE PLOT offering HUGE POTENTIAL TO FURTHER EXTEND (STPP). The property further benefits from a DOUBLE GARAGE and DRIVEWAY for multiple vehicles, THIS IS A MUST VIEW TO APPRECIATE!

## Hall

## Living Room

16'11" x 11'11" (5.16m x 3.63m)

## Dining Area

7'11" x 13'9" (2.41m x 4.19m)

## Kitchen

16'4" x 8'8" (4.97m x 2.65m)

## Breakfast Area

8'8" x 6'10" (2.65m x 2.09m)

## Utility Room

10'11" x 5'10" (3.33m x 1.79m)

## Main Bedroom

16'4" x 11'5" (4.97m x 3.49m)

## En-suite

5'1" x 7'2" (1.55m x 2.19m)

## Bedroom 2

9'11" x 10'5" (3.02m x 3.18m)





Bedroom 3

9'11" x 9'7" (3.02m x 2.91m)

Bathroom

7'5" x 4'10" (2.25m x 1.48m)

Double Garage

15'7" x 14'11" (4.75m x 4.55m)

Rear Garden

Rear Garden



## Floor Plan



Total area: approx. 109.5 sq. metres (1178.2 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 (Dunstable) Ltd will not be held liable or responsible for any error, omission, mis-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.

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

## Area Map



## EPC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Experts with the Personal Touch

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