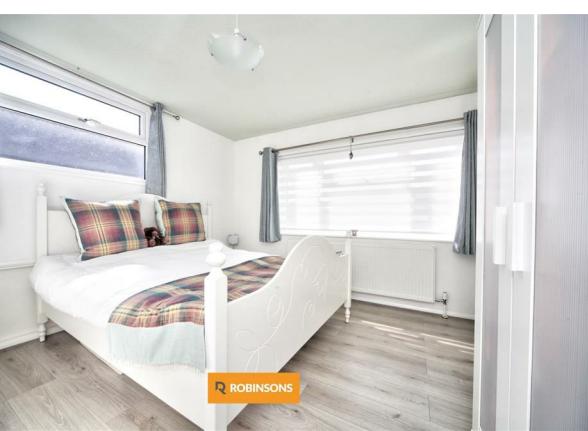
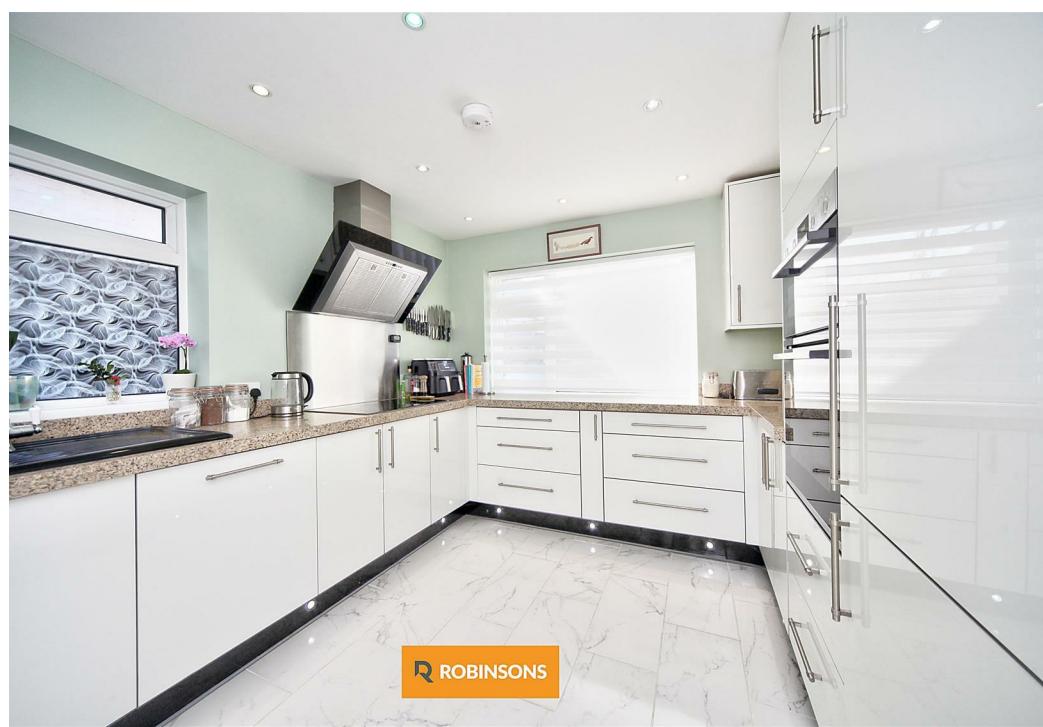
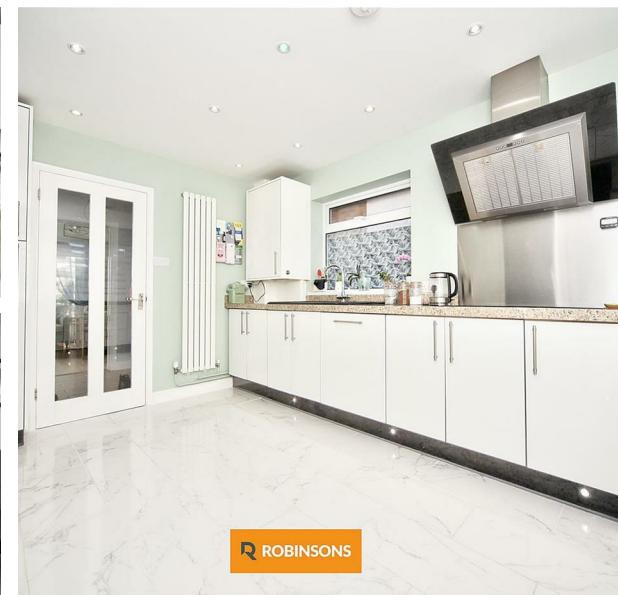
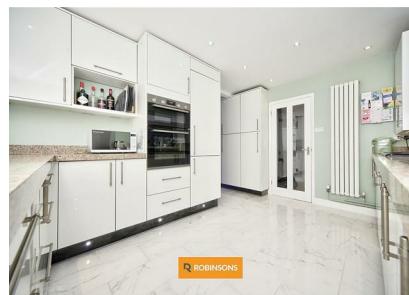


81 Downs Road, Dunstable, LU5 4DE
£475,000

ROBINSONS



A VERY DECEIVING PROPERTY FROM THE OUTSIDE - THE ACCOMMODATION WITHIN IS INFINITELY LARGER THAN IT APPEARS AND HAS BEEN EXTENDED AND EXTREMELY WELL MAINTAINED IN RECENT YEARS.

The property has been improved and updated over recent years and is offered in excellent decorative order. The accommodation includes: entrance porch, generous entrance hall, cloakroom WC. To the rear a spacious lounge opening onto a large conservatory/dining room, and to the front an immaculate fitted kitchen with separate utility room.

Additionally there is a ground floor suite including shower & WC. On the first floor there are two further generous double bedrooms and a family bathroom. Outside, the front features a full height fenced, driveway providing off-road parking for 3 cars, while to the rear is a large lawned garden, with 3 sheds.

Well located for families, the property is close to a selection of local schools including Thornhill Primary, Ardley Hill Academy and St Augustine's Academy, with Queensbury Academy, All Saints Academy and Manshead Church of England Academy serving secondary and sixth form education. For commuters, the A5-M1 Link Road and Woodside Link provide excellent access to Junctions 11 and 11A of the M1, ensuring fast connections both north and south, while also reducing traffic through Dunstable town centre.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	