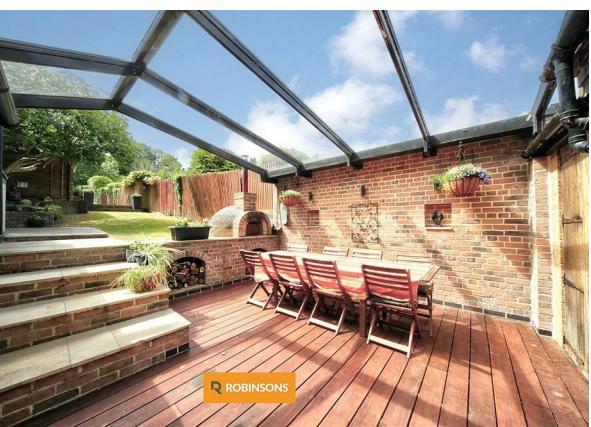
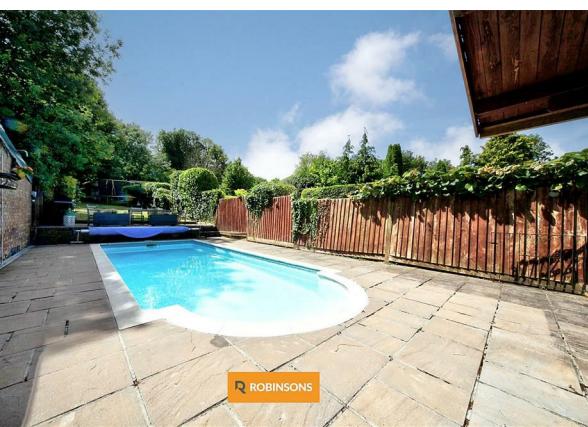


7 Tring Road, West, Dunstable, Bedfordshire, LU6 2PX
Offers Over £575,000

R ROBINSONS



LUXURY FAMILY HOME WITH HEATED SWIMMING POOL, OUTDOOR SHOWER ROOM, FULL LOFT RENOVATION & 230FT REAR GARDEN WITH BRICK-BUILT PIZZA OVEN.

Situated at the foot of the beautiful Dunstable Downs, this extended semi-detached family home is offered with no onward chain. Set on a generous plot with great amounts of privacy, the property boasts a flexible and well-planned layout perfect for modern family living.

On the ground floor, you'll find a cosy separate lounge, a spacious open-plan kitchen and dining area featuring a central island, a dedicated home office, a walk-in utility cupboard, and a convenient downstairs W.C. Upstairs are three large bedrooms and a stylish refitted four-piece family bathroom. A fully converted loft room, accessed via the third bedroom, provides a versatile current fourth bedroom or hobbies room—ideal for growing families or guests.

The kitchen and dining area open directly onto a patio and an extensive rear garden, approximately 230 feet in length. The garden is laid mainly to lawn and bordered by mature trees and shrubs, featuring a covered decking area, timber shed, and a brick-built storage/playhouse. Outdoor amenities include a heated swimming pool alongside a poolside changing room with modern shower and WC facilities, as well



20 West Street

Dunstable

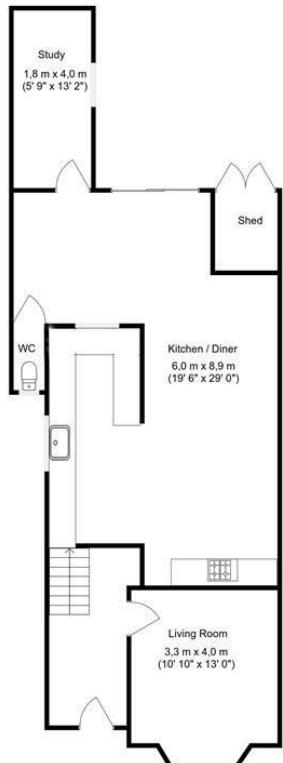
Bedfordshire

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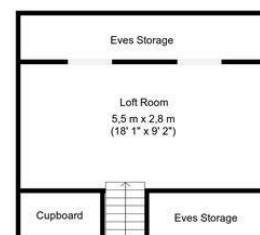
sales@robinsons-estates.co.uk

<https://www.robinsons-estates.co.uk>



Total approximate area : 153.6 sq meters (1653.3 sq feet)

Floorplan produced by Woodside Photography
Floorplan is for illustration purposes only and all measurements are approximate



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	79
EU Directive 2002/91/EC			