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HERE TO GET *you* THERE

31 Churchill Road, Dunstable, LU6 3LU

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Offers In Excess Of £330,000

- PRIME LOCATION IN DUNSTABLE, BEDFORDSHIRE
- OFFERED WITH NO ONWARD CHAIN
- MODERN KITCHEN WITH AMPLE STORAGE AND WORKSPACE
- GROUND FLOOR FOUR-PIECE BATHROOM AND FIRST FLOOR SHOWER ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- EXTENDED THREE-BEDROOM FAMILY HOME
- SPACIOUS ENTRANCE HALL AND BRIGHT LOUNGE
- ADDITIONAL RECEPTION ROOM FOR FLEXIBLE LIVING
- ENCLOSED REAR GARDEN WITH NEW DECKING AND GATED ACCESS
- INTERACTIVE VIRTUAL TOUR

Tucked away in a sought-after area of Dunstable, this extended three-bedroom family home offers generous living space and comes to the market with no onward chain, making it an ideal opportunity for buyers ready to move quickly.

Step through the front door into a welcoming entrance hall that sets the tone for the rest of this well-proportioned home. The spacious kitchen is fitted with a range of wall and floor-mounted units, providing ample storage and worktop space — perfect for family cooking and entertaining. The bright and airy lounge enjoys views of the rear garden and opens out through French doors onto the decking area, seamlessly blending indoor and outdoor living. An additional reception room offers flexible space for a home office, playroom, or formal dining area, while a modern four-piece bathroom completes the ground floor accommodation.

Upstairs, the first-floor landing leads to three well-presented bedrooms, each offering comfort and versatility, along with a stylish shower room for convenience.

Outside, the enclosed rear garden features newly installed decking, providing an inviting space for relaxing or entertaining, with ample scope for further landscaping. The rear gated access adds practicality, while the private driveway to the front provides off-road parking for multiple vehicles.

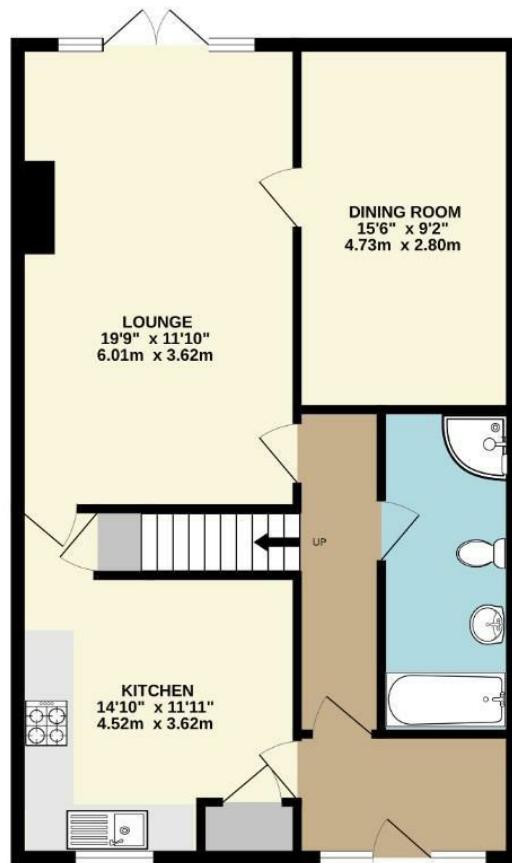
Overall, this superb home combines space, flexibility, and potential — ideal for families or those looking to put their own stamp on a property.

Viewings are highly recommended to fully appreciate the quality and possibilities this home has to offer.
Location

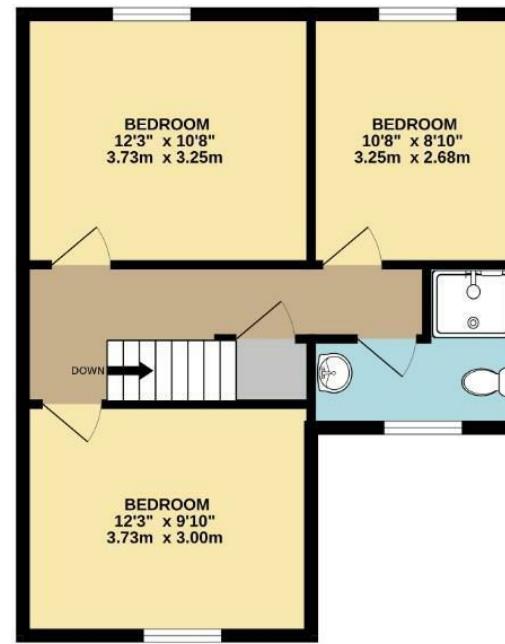
Dunstable is a thriving Bedfordshire market town that combines a rich sense of history with modern convenience. Nestled at the foot of the picturesque Dunstable Downs — part of the Chiltern Hills Area of Outstanding Natural Beauty — the town offers stunning countryside views and plenty of opportunities for walking, cycling, and outdoor leisure.

Residents benefit from an excellent range of local amenities, including popular high street shops, independent cafés, and a variety of pubs and restaurants. The Grove Theatre and nearby leisure facilities provide great entertainment options for all ages, while Priory Gardens and Whipsnade Zoo are just a short drive away.

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items and appliances shown are approximate only and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



