

12 Wellhead Road, Totternhoe, Dunstable, LU6 1QS
Offers Around £350,000

ROBINSONS



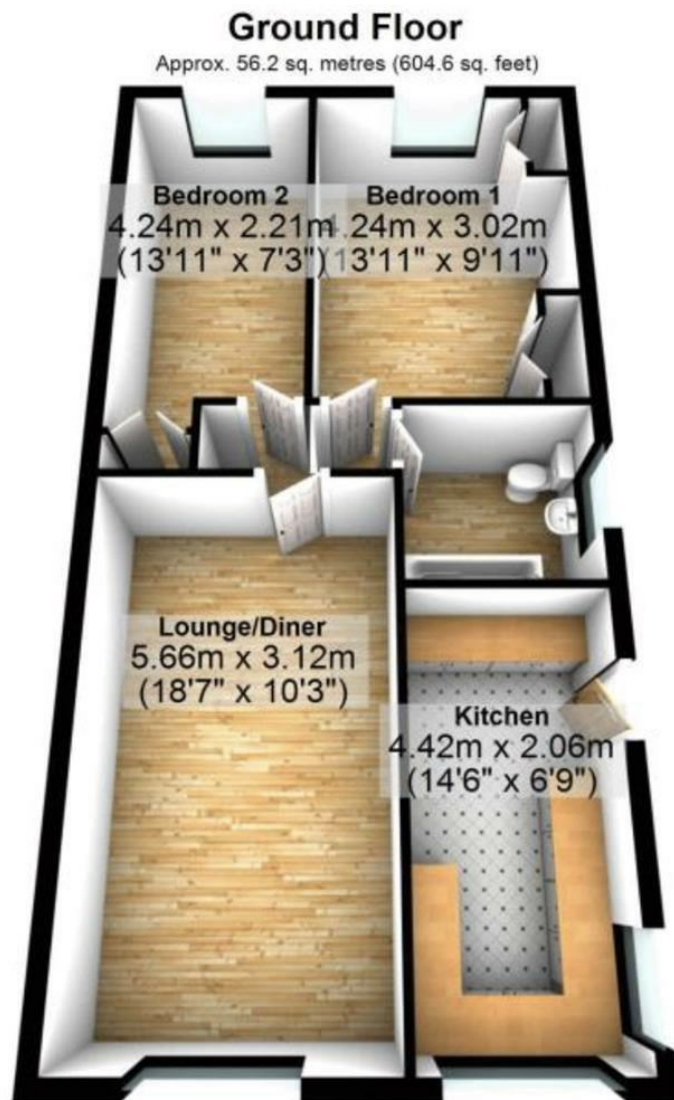
NO UPPER CHAIN, A VACANT TWO BEDROOM SEMI DETACHED BUNGALOW SET WITHIN THE SOUGHT AFTER VILLAGE OF TOTTERNHOE, OFFERING EXCELLENT POTENTIAL FOR MODERNISATION AND IMPROVEMENT.

Positioned along Wellhead Road in the sought after village of Totternhoe, this bungalow presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own style and requirements. The accommodation includes side access leading into a fitted separate kitchen and a spacious lounge. The property further benefits from two well proportioned bedrooms and a family bathroom with a walk in shower. Overall, the bungalow offers excellent potential to reconfigure or extend, subject to the necessary permissions.

Externally, the property benefits from a private rear garden and garage, providing valuable storage and practicality. Wellhead Road enjoys a peaceful village setting while remaining within easy reach of nearby Dunstable and Leighton Buzzard. Residents can enjoy countryside walks close by at Totternhoe Knolls and the surrounding Chiltern landscape, with local amenities including a village primary school, recreation ground, cricket club, and traditional public houses. Transport connections are convenient, with access to the M1 and rail services from nearby stations providing routes into London.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	