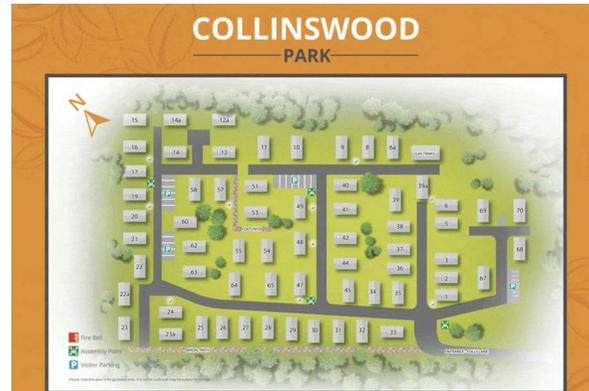
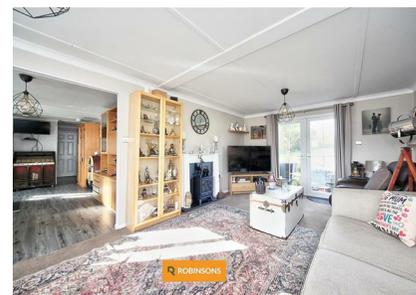
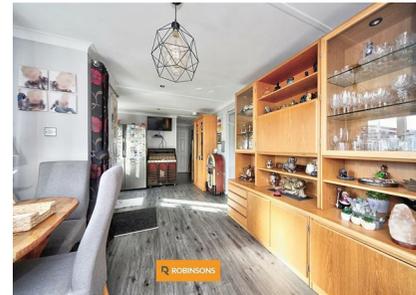


23 Residential Park, Caddington, Luton, LU1 4AH
Offers Over £215,000

ROBINSONS

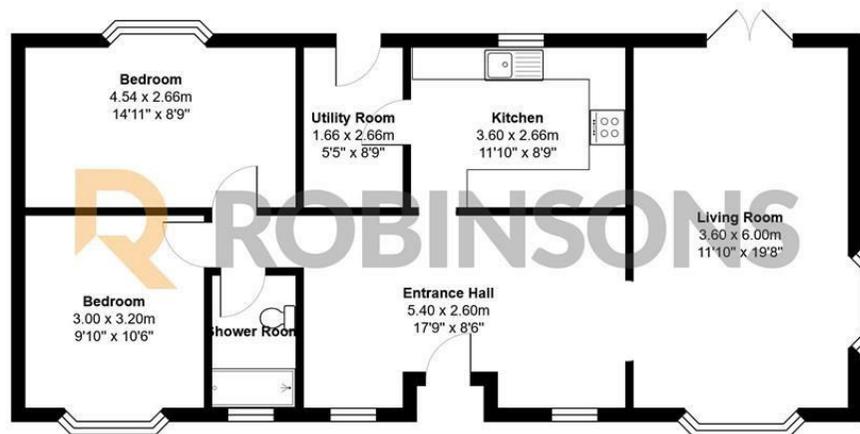


A WELL MAINTAINED 2 BEDROOM BRITISH PARK HOME IN CUL-DE-SAC LOCATION, SITUATED IN SOUGHT AFTER CADDINGTON. BUYERS MUST BE AGED 45 OR OVER! **CASH BUYER ONLY**

Enjoying one of the best positions on this sought-after park, this beautifully presented two-bedroom home offers stunning open views across farmland and a wonderful sense of peace and privacy.

The bright and spacious lounge takes full advantage of the outlook, while the modern kitchen provides excellent storage and workspace. Both bedrooms are well-proportioned, with the main benefiting from fitted wardrobes, and a stylish shower room completes the layout.

Outside, the home features a private low maintenance rear garden, driveway parking, solar panels, and an electric car charging point – adding both practicality and energy efficiency. Collinswood Park is a quiet, friendly development just moments from Caddington village centre, offering a relaxed lifestyle within easy reach of Luton, Dunstable, and major transport links.



Total Area: 83.3 m² ... 896 ft²

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



20 West Street
 Dunstable
 Bedfordshire
 LU6 1SX
 01582 661112
sales@robinsons-estates.co.uk
<https://www.robinsons-estates.co.uk>



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 57 | 57 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |