

40 Drovers Way, Dunstable, LU6 1AW  
£250,000

**ROBINSONS**



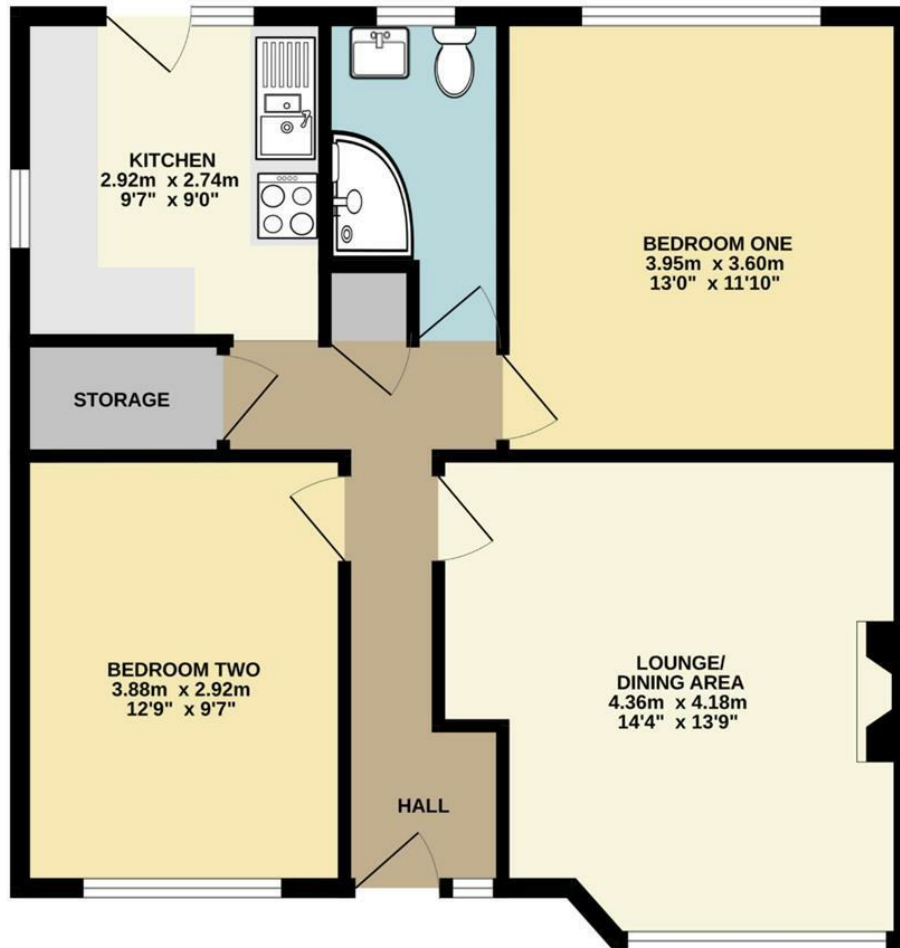
WEST DUNSTABLE | STYLISH GROUND FLOOR MAISONETTE | TWO DOUBLE BEDROOMS | PRIVATE REAR GARDEN | MODERN THROUGHOUT | LONG 102 YEAR LEASE | IDEAL FIRST TIME BUY OR INVESTMENT

Situated in the highly sought after West Dunstable area, this beautifully presented ground floor maisonette offers spacious accommodation, a private rear garden and an excellent location, making it an ideal purchase for first time buyers, downsizers or investors alike.

Drovers Way enjoys a fantastic position within walking distance of Dunstable town centre, offering a wide range of shops, supermarkets, cafés and everyday amenities. Nature lovers will appreciate having the stunning Dunstable Downs, Green Lanes and the surrounding Chiltern Hills just moments away, providing fantastic walking routes and open countryside.

For commuters, the property is exceptionally well placed with excellent transport links nearby. The A5, M1 Junction 11A and the dedicated Busway provide easy access to Luton, Milton Keynes and beyond. Leagrave and Luton railway stations are both within easy reach, offering fast Thameslink services into London St Pancras, while London Luton Airport is just a short drive away.

**GROUND FLOOR**  
63.2 sq.m. (680 sq.ft.) approx.



TOTAL FLOOR AREA : 63.2 sq.m. (680 sq.ft.) 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 are approximate 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		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	