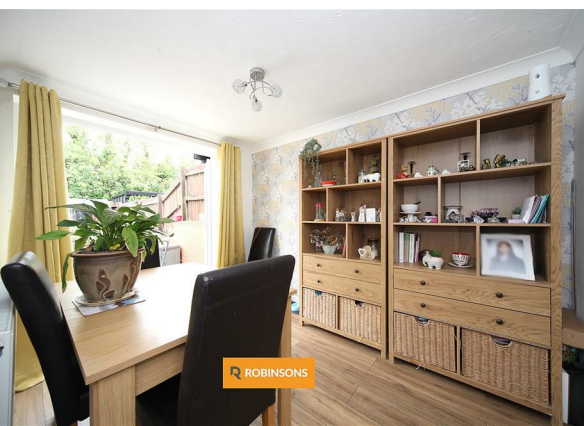
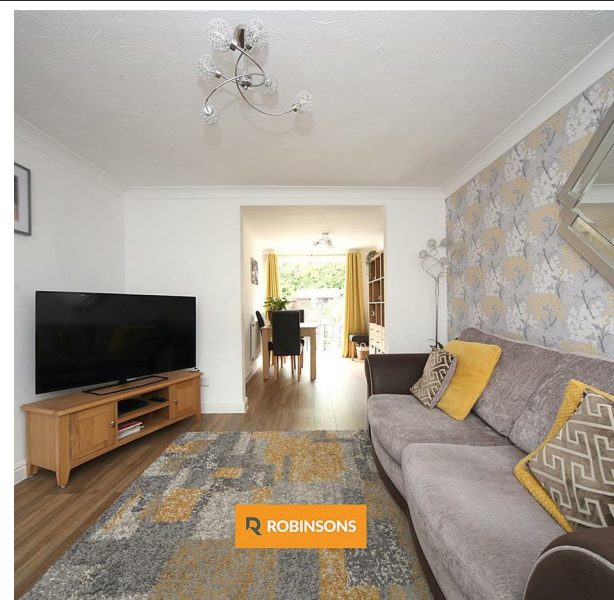
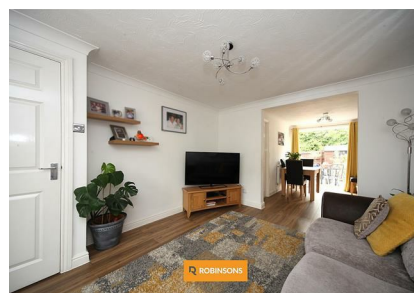
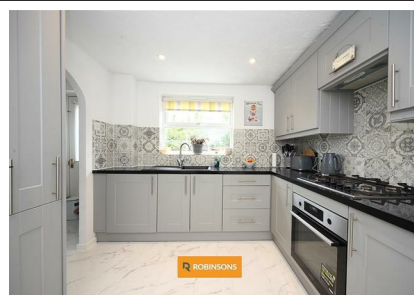


22 Willoughby Close, Dunstable, LU6 3TF  
Offers In Excess Of £425,000

**ROBINSONS**



A THREE DOUBLE BEDROOM DETACHED HOUSE IN SOUTH WEST DUNSTABLE TUCKED IN QUIET ROAD WITH GARAGE AND DRIVEWAY.

A well presented three bedroom detached house in South West Dunstable in quiet location featuring modern kitchen, utility space, three double bedrooms and en-suite. ACCOMODATION FEATURES: Entrance hall, living/dining room, kitchen/utility area, wc, landing, master bedroom with en-suite, two further double bedrooms, family bathroom, integral garage, well established rear garden, front garden and driveway parking.



Total Area: 105.1 m² ... 1131 ft²

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



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



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