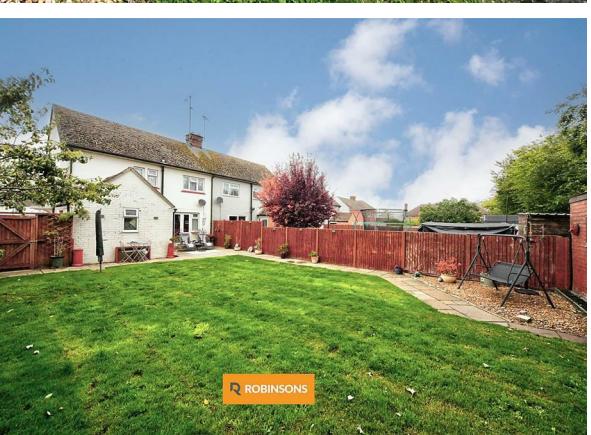
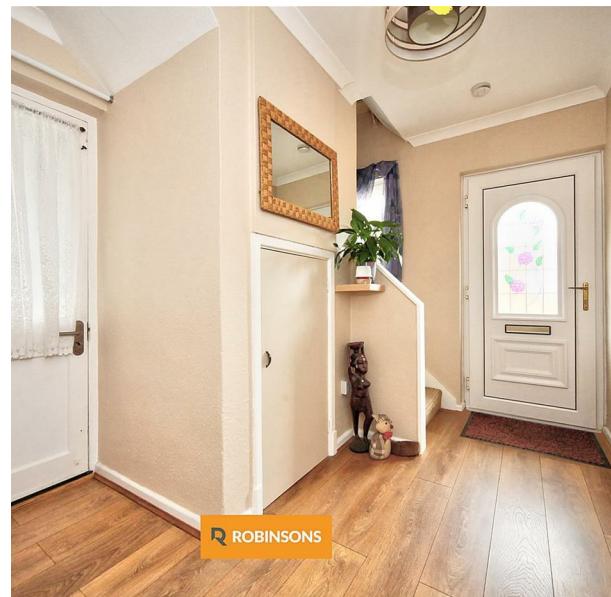


93 Beecroft Way, West, Dunstable, Bedfordshire, LU6 1EF  
£395,000

**ROBINSONS**



## SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME IN DESIRABLE WEST DUNSTABLE, BOASTING A LARGE SOUTH-FACING GARDEN & AMPLE PARKING

This beautifully presented three-bedroom semi-detached home is set in the ever-popular West Dunstable area, offering a perfect blend of modern convenience and classic character. The property benefits from a HIVE smart heating system, Ring video doorbell, double glazing throughout and a well-maintained boiler approximately eight years old.

Inside, the home features three well-proportioned bedrooms, a family bathroom with a separate WC, a generous landing and a charming walk-in pantry—adding both practicality and a touch of traditional charm.

The impressive south-facing rear garden provides a private, sun-filled space ideal for relaxing, entertaining or family time. To the front, you'll find off-road parking for up to four vehicles, ensuring plenty of room for the household and visitors.

With excellent potential for extension (STPP) and positioned within easy walking distance of highly regarded schools including Beecroft Academy, Ashton St Peter's and Dunstable Icknield Lower School, this is a fantastic family home offering space, convenience and long-term potential.



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Floorplan produced by Woodside Photography

Floorplan is for illustration purposes only and all measurements are approximate



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	