
HUNTERS®
HERE TO GET you THERE
26 Beacon Avenue, Dunstable, LU6 2AD

26 Beacon Avenue, Dunstable, LU6 2AD

Offers In Excess Of £450,000

- HIGHLY DESIRABLE WEST DUNSTABLE LOCATION
- PLANNING PERMISSION GRANTED FOR A SINGLE-STOREY REAR EXTENSION
- FULL ELECTRICAL REWIRE AND NEW BOILER INSTALLED
- SEPARATE DINING ROOM AND CONSERVATORY
- SIZEABLE REAR GARDEN WITH LAWN AND PATIO SEATING AREA
- ATTRACTIVE THREE-BEDROOM FAMILY HOME
- EXCITING POTENTIAL TO CREATE AN IMPRESSIVE OPEN-PLAN KITCHEN/DINING AREA
- SPACIOUS LOUNGE WITH ATTRACTIVE BAY WINDOW
- TWO GENEROUS DOUBLE BEDROOMS AND A VERSATILE THIRD BEDROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING

Situated within the highly sought-after area of West Dunstable, this attractive three-bedroom family home offers spacious and versatile accommodation, a generous rear garden and exciting potential for further enhancement. Having already benefited from significant improvements, including a full electrical rewire and the installation of a new boiler.

A particularly appealing feature is the granted planning permission for a single-storey rear extension, offering the opportunity to create an impressive open-plan kitchen and dining area overlooking the generous rear garden, perfectly suited to modern family living and entertaining.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation. The well-proportioned lounge enjoys an attractive bay window, allowing natural light to flood the room and creating a bright and inviting space to relax.

To the rear, a separate dining room offers excellent space for family meals and entertaining, with direct access to the conservatory. The conservatory provides a further versatile reception area, enjoying views across the rear garden and offering an ideal space to unwind throughout the year.

The kitchen is conveniently positioned alongside the dining room and provides a practical arrangement for everyday use. With the benefit of the approved extension plans, there is significant scope to transform this part of the home into a spectacular contemporary kitchen and dining space, seamlessly connecting the interior accommodation with the garden.

Ascending to the first floor, the property offers three bedrooms, including two particularly generous doubles and a third bedroom that would also make an excellent nursery, dressing room or home office. A family bathroom completes the first-floor accommodation.

Externally, the property continues to impress. To the front, a driveway provides valuable off-road parking, while to the rear lies a sizeable garden, predominantly laid to lawn with a patio seating area, ideal for outdoor dining, entertaining and family enjoyment. The generous outdoor space further complements the exciting potential offered by the approved rear extension.

West Dunstable remains one of the town's most desirable residential locations, particularly popular with families and professionals seeking convenient access to local amenities, schooling and surrounding countryside.

The property is well positioned for access to Dunstable town centre, which offers a range of shopping, dining and leisure facilities. The nearby Dunstable Downs, part of the Chiltern Hills, provides beautiful open countryside, scenic walks and recreational opportunities.

Excellent transport connections include convenient access to the M1 motorway and A5, while the Luton–Dunstable Busway provides connections towards Luton and its mainline railway stations.

Combining generous accommodation, important recent improvements, substantial outdoor space and the rare advantage of approved planning permission, this appealing family home offers an exciting opportunity to create something truly special in one of Dunstable's most desirable locations.

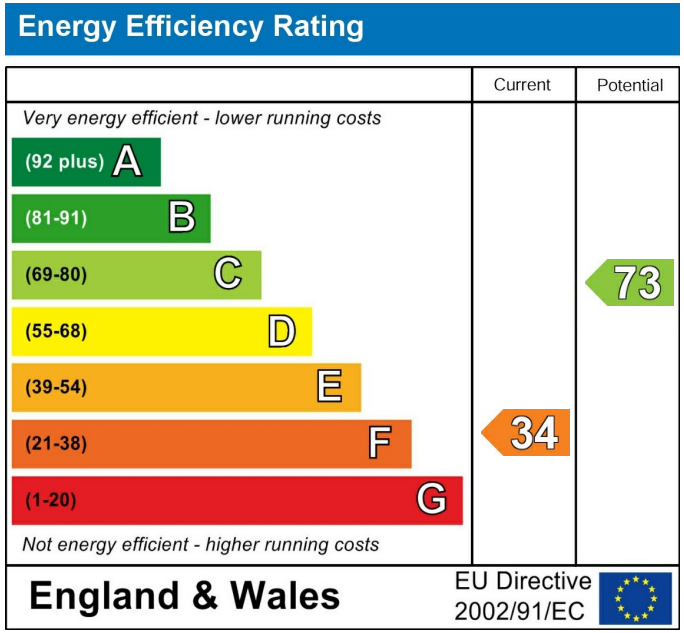
Externally, the property continues to impress. To the front, a driveway provides valuable off-road parking, while to the rear lies a sizeable garden, predominantly laid to lawn with a patio seating area, ideal for outdoor dining, entertaining and family enjoyment. The generous outdoor space further complements the exciting potential offered by the approved rear extension.

West Dunstable remains one of the town's most desirable residential locations, particularly popular with families and professionals seeking convenient access to local amenities, schooling and surrounding countryside.

The property is well positioned for access to Dunstable town centre, which offers a range of shopping, dining and leisure facilities. The nearby Dunstable Downs, part of the Chiltern Hills, provides beautiful open countryside, scenic walks and recreational opportunities.

Excellent transport connections include convenient access to the M1 motorway and A5, while the Luton–Dunstable Busway provides connections towards Luton and its mainline railway stations.

Combining generous accommodation, important recent improvements, substantial outdoor space and the rare advantage of approved planning permission, this appealing family home offers an exciting opportunity to create something truly special in one of Dunstable's most desirable locations.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















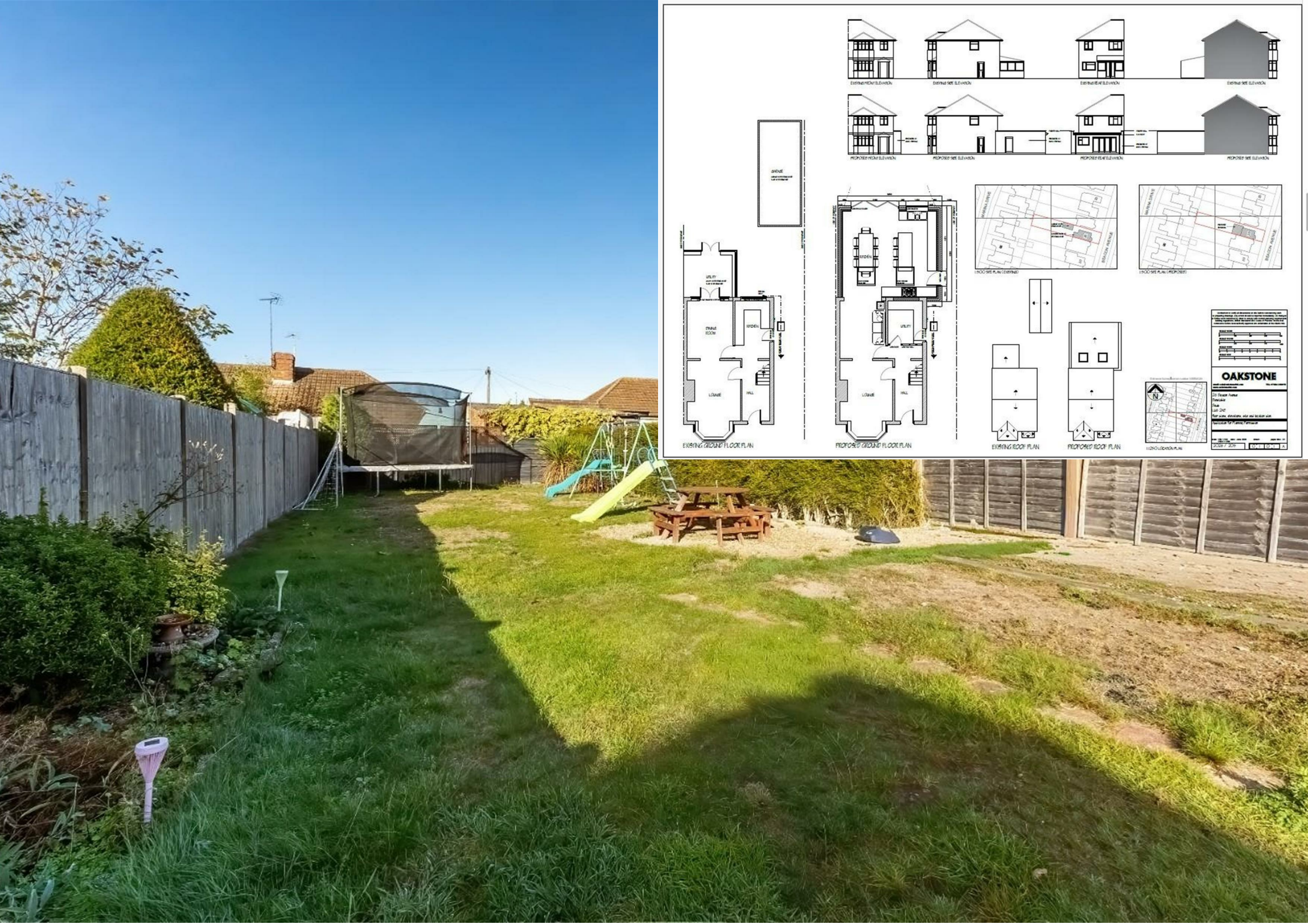











EXISTING GROUND FLOOR PLAN
PROPOSED GROUND FLOOR PLAN
EXISTING ROOF PLAN
PROPOSED ROOF PLAN
OAKSTONE