

**PR** PROPERTY

52 Chiltern Road, Dunstable, LU6 1ER  
£1,600 PCM

- Exclusive to PR Property Lettings
- Garden space
- Suitable family rental

- Three bedrooms
- Convenient access to local shops
- Available NOW

- Spacious living room
- Good transport connections

Exclusive to PR Property This inviting three-bedroom house on Chiltern Road in Dunstable presents an ideal family home or rental opportunity. Featuring spacious living areas that offer comfortable daily living, this property includes three well-proportioned bedrooms, a practical kitchen, and a family bathroom. The location benefits from a quiet residential setting, convenience to local amenities, and transport links. It suits tenants looking for a balanced mix of peaceful neighbourhood life with accessibility.

## GROUND FLOOR

### ENTRANCE HALL

**LIVING ROOM 11'11" X 15'3" (3.64M X 4.65M)**

**KITCHEN/DINING ROOM 13'2" X 14'3" (4.02M X 4.34M)**

**UTILITY AREA 6'0" X 5'8" (1.84M X 1.72M)**

**SHOWER ROOM 3'10" X 5'8" (1.17M X 1.72M)**

## FIRST FLOOR

### LANDING

**BEDROOM 1 11'11" X 12'2" (3.63M X 3.71M)**

**BEDROOM 2 9'10" X 9'0" (3.00M X 2.74M)**

**BEDROOM 3 9'10" X 8'2" (3.00M X 2.48M)**

### BATHROOM

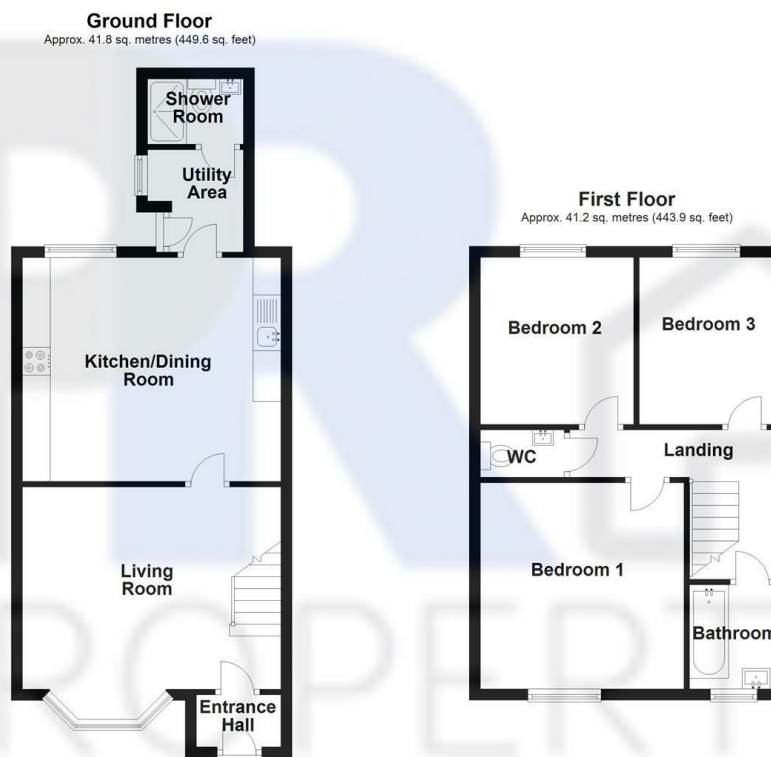
### WC

## OUTSIDE

### PRIVATE REAR GARDEN

**COUNCIL TAX BAND = C**

**EPC RATING = D**



Total area: approx. 83.0 sq. metres (893.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	