



Substantial family house close to Dunstable Downs

20 The Avenue, Dunstable, Bedfordshire, LU6 2AA

Freehold



Over 4500 sqft of living space • Attached annexe offering Multi-generational living space, if required • Spacious kitchen/dining room • Six bedrooms to main house, four with en suites • Large rear garden • Private road with no through access • Close to Dunstable Downs

Local Information

Mileages Approx: Harpenden 10.4 miles, Dunstable town centre 2.5 miles, Luton Parkway mainline station 5.6 miles - St Pancras International from 25 minutes, M1 junction 11 - 3.8 miles, London Luton Airport 9.5 miles.

The Avenue is situated on the most western fringes of the town of Dunstable but with such a special location with fields directly behind. Dunstable is a market town located on the eastward tail spurs of the Chiltern Hills, 30 miles north of London. Shopping facilities can be found in the heart of the town at the Quadrant Shopping Centre. Slightly further afield are the various attractions of Milton Keynes with superb shopping and leisure facilities.

Dunstable Downs is a grassy chalky escarpment half a mile from The Avenue which is a popular site for walking, kite flying and paragliding.

The town has several middle schools, notably Ashton (VA) Middle School, formerly known as Dunstable Grammar School. Upper schools include All Saints Academy, Queensbury Upper School and Manshead Upper School. For those wishing to pursue independent education Beechwood Park School offers preparatory education for boys and girls with senior schools a coach ride away at Berkhamsted.

About this property

The property is a substantial detached family house offering over 4,500 sqft of living space including an adjoining self-contained annexe which offers a multitude of uses. The accommodation is set over two floors and features a fabulous kitchen/diner, which certainly represents the 'hub' of the house. There is a large welcoming entrance hall, three good sized reception rooms, shower room and utility room, and a connecting door through to the two bedroom annexe. On the first floor, six bedrooms can be found with four featuring en suites. There is an additional family bath and shower room.

The house is approached over a tarmac and block paved carriage driveway which provides parking for numerous cars and leads to the double garage. The rear garden enjoys a high degree of privacy and seclusion as it is flanked by mature hedgerows and bushes.

Tenure - Freehold

Local Authority
South Beds DC

Energy Performance
EPC Rating = C

Viewing

All viewings strictly by prior arrangement through Savills
Telephone: 01582 465 000.





Approximate Area = 422.1 sq m / 4543 sq ft
Garage = 25.1 sq m / 270 sq ft
Total = 673.1 sq m / 4813 sq ft
Including Limited Use Area (4 sq m / 43 sq ft)
For identification only. Not to scale.

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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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