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29 Tring Road, Dunstable, LU6 2PX

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Offers In Excess Of £750,000

- EXCEPTIONAL THREE-BEDROOM DETACHED BUNGALOW BACKING ONTO DUNSTABLE DOWNS
- SPACIOUS LOUNGE WITH FEATURE LOG-BURNING FIREPLACE & CONSERVATORY
- HIGH-QUALITY KITCHEN WITH GRANITE WORKTOPS, BUTLER SINK & RANGE COOKER
- FAMILY BATHROOM WITH SEPARATE SHOWER, BATH & HIS AND HERS WASH BASINS PLUS A SEPARATE CLOAKROOM
- MAGNIFICENT MULTI-LEVEL LANDSCAPED REAR GARDEN WITH POND, SUMMER HOUSE, VEGETABLE GARDEN & WOODED AREA
- GRAND ENTRANCE HALL WITH ACCESS TO ALL PRINCIPAL ROOMS
- SEPARATE FORMAL DINING ROOM
- THREE GENEROUS DOUBLE BEDROOMS, TWO FEATURING ATTRACTIVE BAY WINDOWS
- SUBSTANTIAL LOFT SPANNING THE FULL FOOTPRINT OF THE PROPERTY WITH FOUR SKYLIGHTS & TWO LOFT HATCHES
- HORSESHOE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING & TWO POWERED GARAGES

Occupying a truly enviable position backing directly onto Dunstable Downs, this exceptional three-bedroom detached bungalow offers an outstanding blend of spacious accommodation, beautifully appointed interiors and breathtaking landscaped gardens, creating a rare opportunity to acquire a home in one of the area's most desirable settings.

A grand and welcoming entrance hall provides an impressive introduction to the property, offering access to all principal rooms and setting the tone for the generous proportions found throughout. The elegant lounge is a wonderful space for relaxing and entertaining, featuring a striking log-burning fireplace as its focal point while enjoying an abundance of natural light. Double doors lead through to the conservatory, creating an additional reception space that perfectly frames views across the spectacular rear garden and provides direct access outdoors.

A separate formal dining room offers the ideal setting for family meals and entertaining guests, while the beautifully appointed kitchen combines timeless style with practicality. Fitted with an extensive range of wall and base units complemented by luxurious granite worktops, the kitchen also benefits from a traditional Butler-style ceramic sink and an impressive range-style cooker, making it a superb space for those who enjoy cooking and hosting.

The bungalow boasts three generously proportioned double bedrooms, two of which are enhanced by attractive bay-fronted windows that flood the rooms with natural light and add to the property's character. The spacious family bathroom has been thoughtfully designed to offer both comfort and convenience, comprising a panelled bath, separate walk-in shower and twin 'his and hers' wash hand basins. A separate cloakroom further enhances the practicality of the accommodation.

An additional standout feature is the substantial loft space, which spans the full footprint of the property. Flooded with natural light from four skylights and accessed via two separate loft hatches, this expansive area offers exceptional storage and presents exciting potential for conversion (subject to the necessary planning permissions and building regulations).

Without doubt, one of the property's most remarkable features is its magnificent rear garden. Expertly landscaped and extending over several levels, the garden has been thoughtfully designed to provide a variety of outdoor spaces to suit every occasion. The first tier features an attractive patio seating area alongside a charming pond, creating the perfect place to relax and entertain. Grand steps rise to the second level, currently arranged as a shaded seating area and children's play space, offering versatility for families and those who love spending time outdoors. Continuing to the third level, you'll find a delightful summer house, productive vegetable garden and, beyond, a peaceful woodland area that enhances the sense of privacy and tranquillity. Mature trees line the boundaries, providing a wonderful feeling of seclusion, while a secure garden gate at the rear offers direct access to the Dunstable Downs footpaths, allowing you to step straight out into miles of beautiful countryside. Combined with the unique backdrop of Dunstable Downs, this creates an exceptional outdoor environment rarely found.

To the front, the property is approached via an impressive horseshoe-style through carriage driveway, creating a grand arrival while providing extensive off-road parking for numerous vehicles and convenient access to the two garages. Both garages benefit from power and lighting, making them ideal for secure parking, storage or workshop space.

Combining substantial single-storey accommodation, exceptional gardens, extensive loft space and an unrivalled position backing onto Dunstable Downs, this remarkable bungalow presents a rare opportunity to acquire a forever home in an outstanding location.



TOTAL FLOOR AREA : 2095 sq.ft. (194.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	













