



HUNTERS®
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4 Church Green, Totternhoe, Dunstable, LU6 1RF

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Guide Price £550,000

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
- MODERN REFITTED KITCHEN WITH QUARTZ WORKTOPS
- THREE DOUBLE BEDROOMS, TWO WITH BUILT-IN WARDROBES
- DRIVEWAY FOR MULTIPLE VEHICLES, EV CHARGER AND GARAGE ACCESS
- LOCATED IN THE PICTURESQUE VILLAGE OF TOTTERNHOE
- SEPARATE DINING ROOM WITH WOOD-EFFECT FLOORING
- CONSERVATORY PLUS SEPARATE UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN WITH PATIO AREA AND EXTERNAL WATER TAP
- INTERACTIVE VIRTUAL TOUR

Nestled in the charming and sought-after village of Totternhoe, Bedfordshire, this beautifully presented four-bedroom detached family home offers a perfect blend of modern living and countryside appeal.

Upon entering, you're welcomed by a spacious entrance hall with stairs rising to the first floor. The inviting lounge features stylish wood-effect flooring, a bay window that floods the room with natural light, and a striking gas fireplace as its focal point. Flowing seamlessly from the lounge is a separate dining room, continuing the elegant flooring, ideal for family gatherings or entertaining guests.

The recently refitted kitchen is a standout feature, boasting sleek quartz worktops, a generous range of wall and base units with space for appliances, all finished to a high standard. A separate utility room adds valuable practicality, while a bright conservatory offers a tranquil space to relax and enjoy views of the garden. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the landing leads to four well-proportioned bedrooms, three of which are comfortable doubles. Two bedrooms benefit from built-in wardrobes. The fourth bedroom is currently used as an office, while the landing also includes an airing cupboard housing the boiler and water tank. A modern three-piece family bathroom serves this floor.

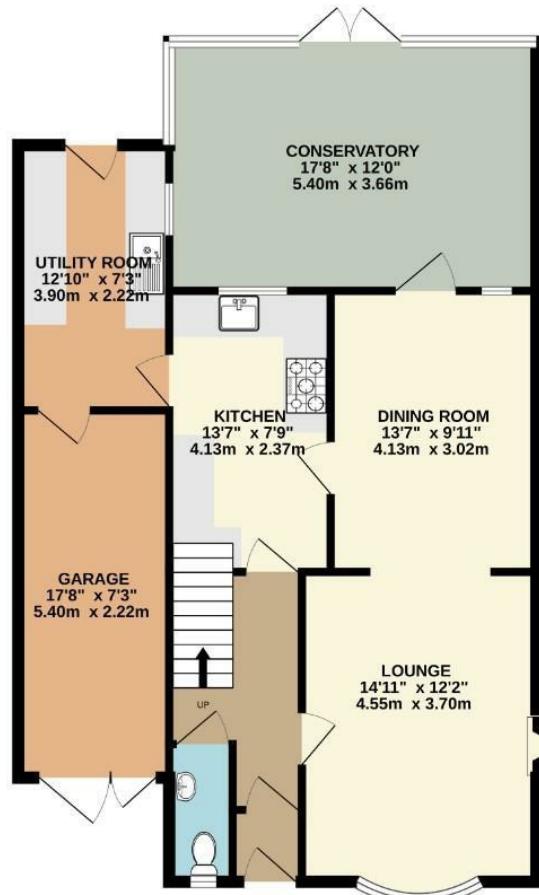
Outside, the enclosed rear garden is mainly laid to lawn with a paved patio seating area, perfect for outdoor entertaining. The garden can be accessed via the utility room plus side gated access and also includes an external water tap. To the front, a generous driveway provides off-road parking for multiple vehicles and features the added benefit of an EV charging point. The driveway leads to an integrated garage with internal access through the utility room.

This is a fantastic opportunity to secure a well-appointed home in a peaceful village setting, with excellent access to local amenities, countryside walks, and commuter routes.

Location

Nestled in the charming village of Totternhoe on the edge of the scenic Chiltern Hills, this home offers a peaceful retreat with easy access to the amenities in Berkhamsted, Tring and Dunstable. The village is known for its charming surroundings, including the famous Totternhoe Knolls, The Downs and Ivinghoe Beacon that offer scenic views, a local pub and a multitude of beautiful walks in the surrounding countryside.

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1447 sq.ft. (134.4 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |









