



Dunstable Road, Totternhoe  
LU6 1QP

Guide Price £490,000



**HUNTERS®**

HERE TO GET *you* THERE

# Dunstable Road, Totternhoe

## DESCRIPTION

Hunters are delighted to offer this extended three bedroom semi-detached family home, located within the Bedfordshire village of Totternhoe surrounded by the picturesque countryside.

This spacious property comprises; entrance porch, entrance hall, lounge with log burner, cloakroom, utility and kitchen/dining room with bi-folding doors looking out onto the garden with stunning views. Upstairs there are three bedrooms and family bathroom.

Outside is a beautifully landscaped garden measuring approx. 180ft long, garden office, outbuilding, garage with extra lean to providing plenty of storage and ample driveway parking.

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 and a multitude of beautiful walks in the surrounding countryside.



# ROOMS

**Entrance Porch**  
Entrance via composite part glazed door. Coir matting. Quarry tiled flooring. Double glazed window to front and side aspect.

**Entrance Hall**  
Vinyl click flooring. Storage cupboard. Radiator. Stairs rising to first floor.

**Cloakroom**  
White two piece suite comprising; Inset vanity wash hand basin. W.C. Double glazed window. Vinyl click flooring.

**Utility**  
Wall and base units with worktop over. Stainless steel sink. Tiled splash back. Space and plumbing for washing machine. Vinyl click flooring. Composite part glazed door to garage/storage area.

**Lounge**  
Wooden flooring. Feature log burner. Double glazed window to front aspect.

**Kitchen/Dining Room**  
A range of wall and base units with granite worktop over. White ceramic sink. Space for range cooker. Integrated fridge and freezer. Integrated dishwasher. Velux window. Vinyl click flooring. Underfloor heating. Bi-folding doors to garden. Double glazed window to rear aspect.

**Landing**  
Fitted carpet. Double glazed window to front aspect.

**Bedroom One**  
Fitted carpet. Radiator. Double glazed window to rear aspect.

**Bedroom Two**  
Fitted carpet. Radiator. Storage cupboard. Double glazed window to side aspect.

**Bedroom Three**  
Fitted carpet. Radiator. Access to loft. Double glazed window to front aspect.

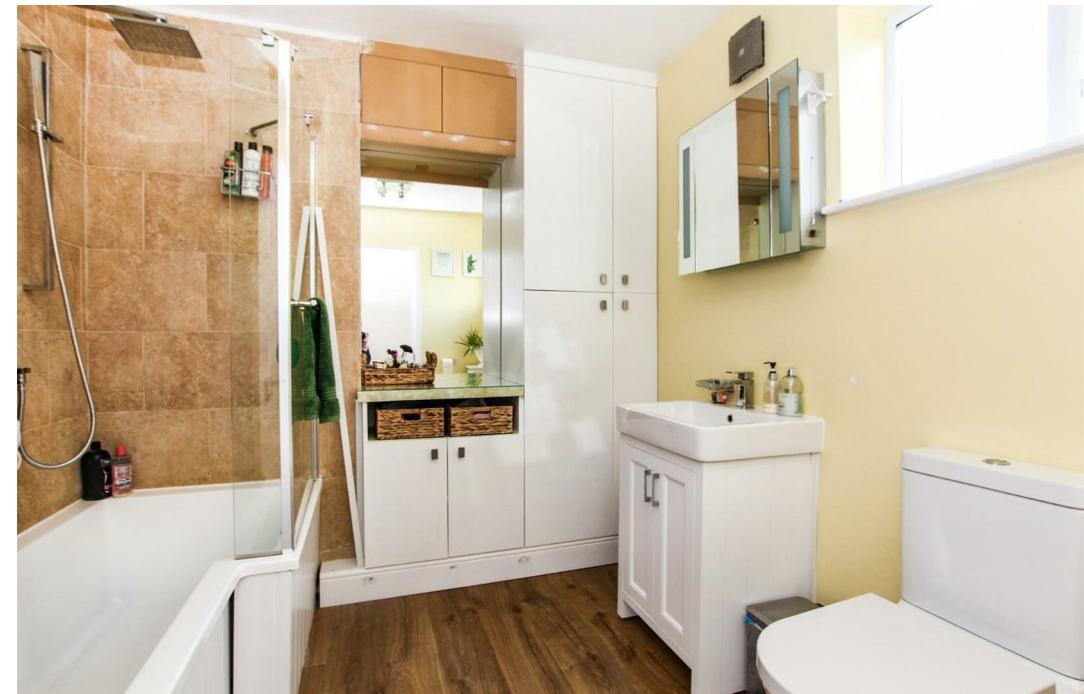
**Family Bathroom**  
White three piece suite comprising; Bath with shower over and glass shower screen. Inset vanity wash hand basin. W.C. Chrome heated towel rail. Laminate flooring. Double glazed window to rear aspect.

**Frontage**  
Driveway parking. EV charger. External socket.

**Garage/Lean to**  
Access via double wooden doors. Power and lighting.

**Garden**  
Paved patio area with laid to lawn. Fully enclosed surrounded by mature shrubs and bushes. Wooden shed. External socket. Outside lighting. Outside tap. Wooden shed. Outbuilding with power and lighting. Rear access to allotments.

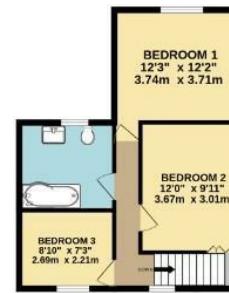
**Garden office**  
Access via double doors. Window to front and rear aspect. Insulated. Power and lighting.



GROUND FLOOR  
1161 sq ft. (107.8 sq m.) approx.



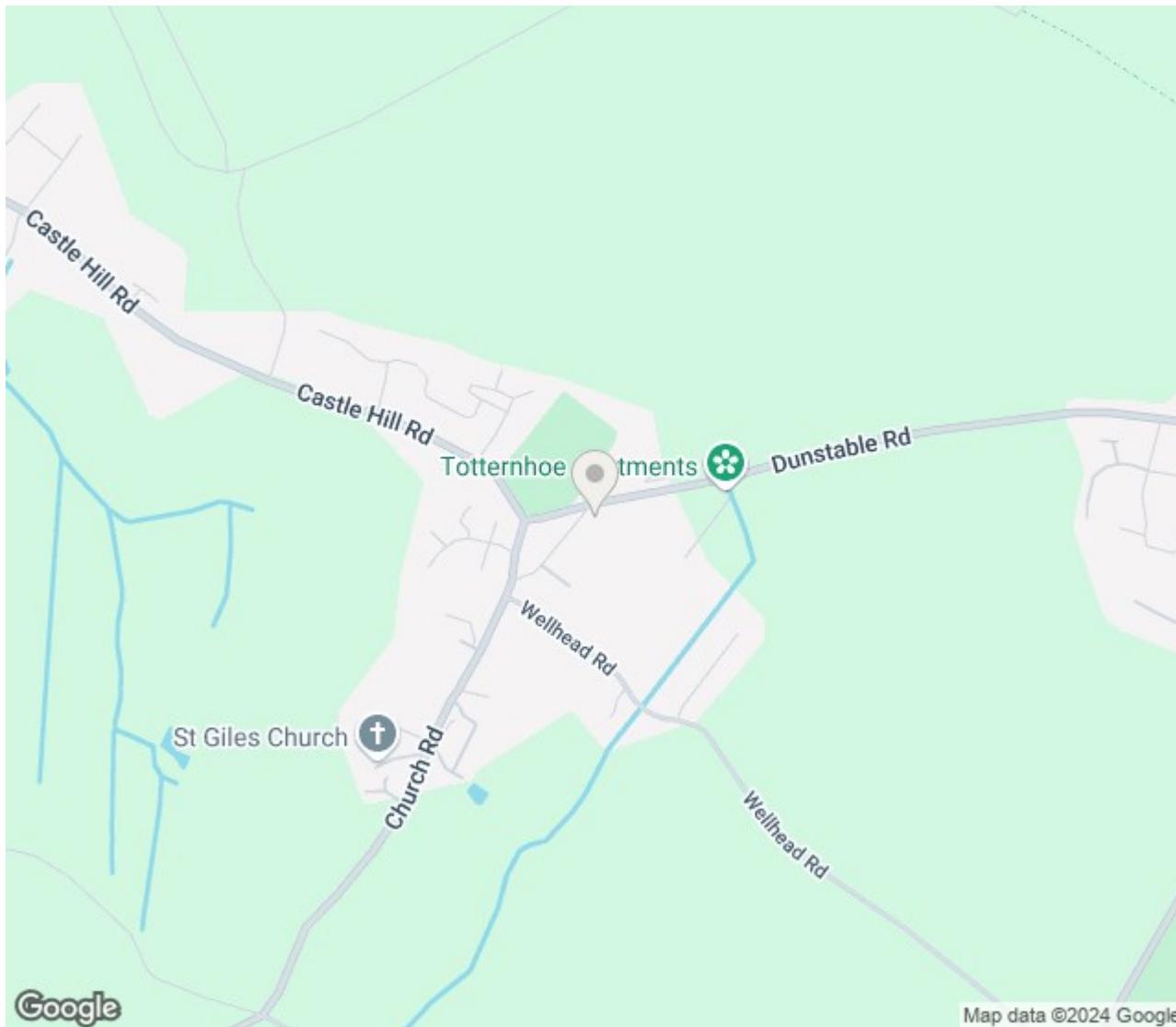
1ST FLOOR  
453 sq ft. (42.1 sq m.) approx.



TOTAL FLOOR AREA : 1614 sq ft. (149.9 sq m.) approx.

While every effort is made to ensure the accuracy of the floor plan, 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 PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

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.