



Goldstone Crescent

Dunstable,
Bedfordshire, LU5 4QU
Guide Price £440,000

country
properties

A beautifully presented and extended three bedroom semi detached family home located in the popular East Dunstable offered for sale chain free.

Presented in superb order throughout, this fine family home offers well balanced and versatile accommodation spaciouly arranged over two floors. The ground floor features fitted kitchen with breakfast bar, extended living / dining room, separate reception room and a downstairs shower room. Upstairs are three good size bedrooms and stylish family bathroom.

Outside is a wonderfully private and enclosed rear garden with entertaining patio and bespoke built pagoda, raised borders and lawn. To the front is a paved driveway providing off road parking and useful store.

Goldstone Crescent is located in the sought after East side of Dunstable providing easy access to local amenities, the town centre, M1 Junction 11, the Luton-Dunstable Busway system as well as offering an excellent choice of schooling for all ages.

Agent Note

The property is owned by a relative of a Country Properties member of staff.

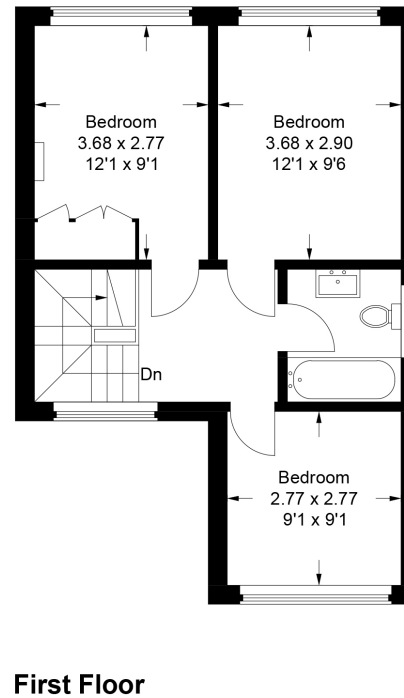
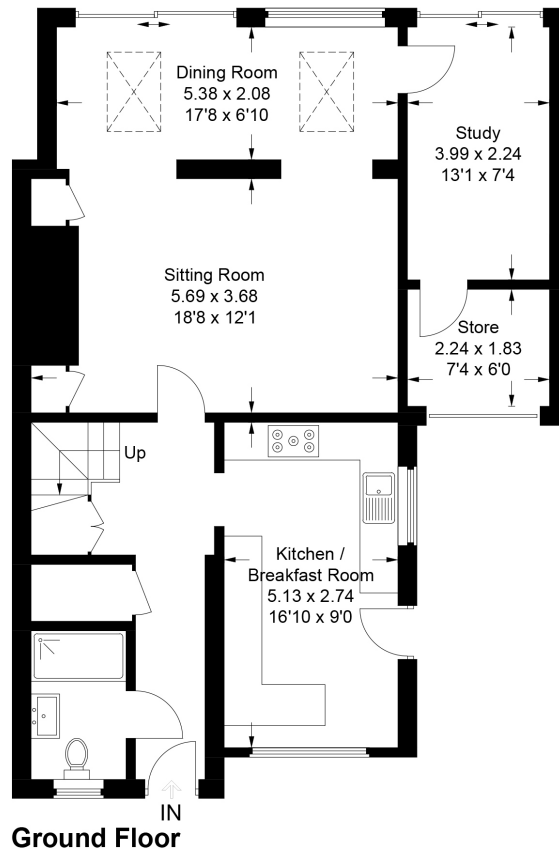
- Chain Free
- Extend 3 Bedroom Semi Detached Home.
- Two Reception Rooms
- Two Bathrooms
- Driveway With Off-Street Parking
- 1.3 Miles to Dunstable Town Centre (as per Google maps)
- 2.3 miles, 8 minute drive to Leagrave train station (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 81.9 sq m / 881 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Total = 124.4 sq m / 1,338 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	82
(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

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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