



268 Dunstable Road

Studham

Bedfordshire

LU6 2QJ

An extended three/four bedroom semi detached family home with potential for refurbishment, located in the highly sought after semi-rural Bedfordshire village of Studham, and one of Britain's most desirable villages.

Situated along Dunstable Road in the picturesque village of Studham, this three/four bedroom semi detached family home has been extended by the current owners, whilst offering an excellent opportunity to renovate throughout. A key feature to this family home is the spacious open plan kitchen/dining/family room which over looks the delightful private rear garden. The property also offers a generous size reception/bedroom that benefits from an en suite shower room, and three further bedrooms including an en suite bedroom and a separate family bathroom to the extended first floor. The popular semi-rural village of Studham is located within the beautiful South Bedfordshire countryside on the eastern edge of the Chiltern Hills, and is one of Britain's most desirable villages. The surrounding area boasts stunning natural scenery, with attractions such as Whipsnade Zoo, Whipsnade Tree Cathedral, and Dunstable Downs all located nearby. The nearby market town of Tring offers local shopping facilities, while more extensive amenities can be found in nearby towns such as Berkhamsted and Harpenden. Studham is also well positioned for access to London, with the M1 Junction 9 approximately 6 miles away. There are also efficient links to London available from either Berkhamsted or Harpenden from 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.

Internally, a welcoming entrance hall connects to cosy sitting room to the front of the property, and features an open fire with wooden mantle surround. Adjacent to the sitting room is a good sized second reception/bedroom four and benefits from an en suite shower room for convenience. Located to the rear of the property is an extended open plan kitchen/dining/family room. The kitchen area is fitted with a range of base and wall mounted units, integral oven and microwave, gas hob with extractor fan, and an integral dishwasher and fridge/freezer. The dining/family area overlooks the rear garden, and is an ideal space to host formal and social gatherings with friends and family. Adjacent to the dining/family area is a separate utility cloakroom with space for white goods and is fitted with a low level W.C and wash hand basin.

Stairs from the entrance hall rise to the first floor landing and leads to three bedrooms including an en suite bedroom. To the front of the property is a generous sized double bedroom that overlooks the front aspect, whilst a good sized single bedroom to the rear overlooks the rear aspect. Along the first floor landing, access leads to the second floor extension and provides a spacious triple aspect double bedroom, and benefits from a fitted en suite comprising of a low level W.C, a wall mounted wash hand basin, and shower cubicle. The family bathroom is fitted with floor to ceiling tiles, and is fitted with a low level W.C, wall mounted was hand basin, heated towel rail and a panelled bath with a shower attached above.



The family home is approached via a driveway leading to steps rising to the main entrance and provides off road parking for multiple vehicles. The driveway is bordered by a mature front lawn with mature hedge boundaries, and a side path which leads to a spacious workshop with full power and lighting. Sliding doors from the open plan kitchen/dining/family room opens onto a decked area which overlooks the rear garden beyond. To the side of the decking area, a door leads into the workshop, and offers excellent opportunity for conversion to create additional living accommodation. From the decked area, a path leads to the well established private lawned garden with an array of flower beds and mature borders. Within the garden is a designated patio area which offers an ideal space to enjoy al-fresco dining with friends and family. A path from the patio area extends beyond to a further lawned area with an elevated position, and is a perfect spot to relax and unwind whilst enjoying the surrounding tranquil environment

- Extended Semi Detached Family Home
- Potential for Modernisation
- Three/Four Bedrooms & Three Bathrooms
- Open Plan Kitchen/Dining/Family Room
- Separate Sitting Room with Open Fire
- Second Reception/Fourth Bedroom with en Suite
- Landscaped Private Rear Garden
- Driveway for Multiple Vehicles & Workshop
- Highly Desirable Semi Rural Bedfordshire Village
- Excellent Nearby Transport Links to London

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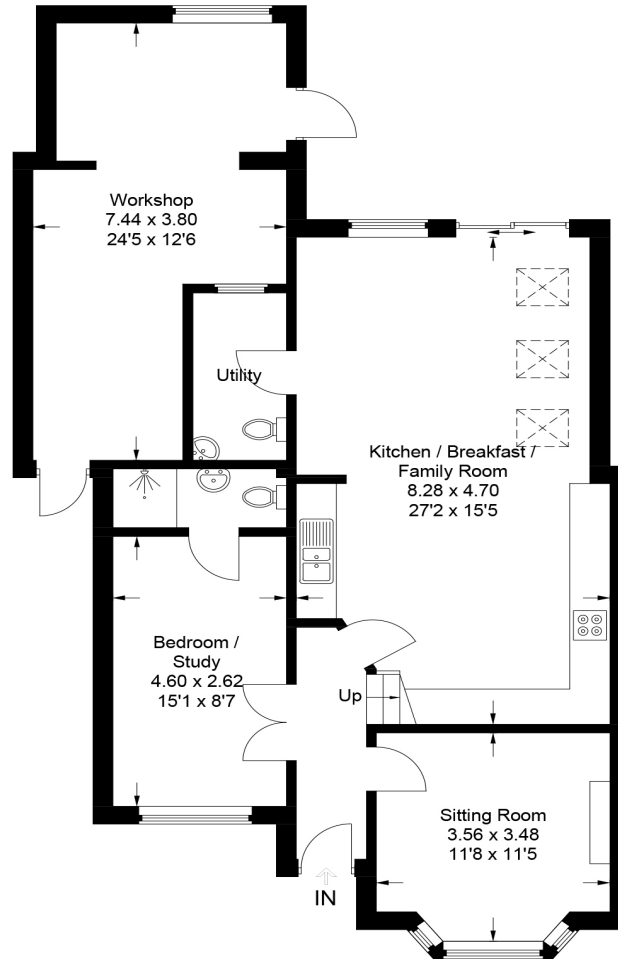
Approximate Gross Internal Area
 Ground Floor = 97.5 sq m / 1,049 sq ft
 First Floor = 48.3 sq m / 520 sq ft
 Total = 145.8 sq m / 1,569 sq ft



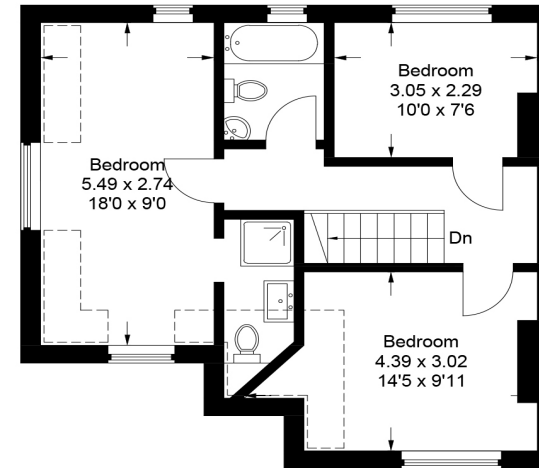
Additional Information

- Tenure: Freehold
- Gas, Mains Water, Electricity
- EPC Rating: Band D
- Council Tax: Band D
- Local Authority: Central Bedfordshire Council

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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