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Dunstable Road
Tilsworth | Bedfordshire
£585,000

16 Dunstable Road

Tilsworth

Bedfordshire

LU7 9PU

A charming three bedroom detached Victorian home with potential to extend (STP), and boasting a south facing private rear garden backing onto open countryside, situated in the heart of the desirable Bedfordshire village of Tilsworth.

Built in 1889, this delightful double fronted three bedroom detached Victorian home boasts high ceilings throughout and offers a light and airy accommodation and features dual aspect receptions with large sash windows. One of the many highlights is the spacious sitting room with a feature open fire and overlooks the mature south facing garden which is ideal for al-fresco dining with friends and family, as well as a delightful family bathroom with the inclusion of a free standing bath, perfect for relaxation. This period home also offers potential to extend and create additional living over two floors to accommodate a growing family, subject to necessary planning consents. Backing onto open countryside, the private south facing garden is the perfect haven for those looking to relax and unwind surrounded by a tranquil environment, or to enjoy social gatherings with friends and family.

Upon entering this country residence, a welcoming entrance hall with wooden flooring leads through to a spacious dual aspect sitting room reaching over 22 feet in length featuring parquet flooring, high ceilings, and an open fire with detailed mantle surround towards the front of the sitting room. Adjacent to the sitting room, the main entrance hall connects into a pleasant dual aspect kitchen/dining room. The kitchen area itself is fitted with parquet flooring and a range of base and wall mounted units, and space for white goods. The dining area situated off the kitchen over looks the front aspect, and provides the ideal space for formal gatherings with loved ones. The main entrance hall extends past the sitting room and leads into a convenient utility/boot room that overlooks the rear garden with space for additional white goods, and houses a downstairs cloakroom, as well as direct access out onto the private south facing garden.

Stairs with wooden balustrade rising to the first floor landing and leads to the master bedroom, two further double bedrooms and the three piece suite family room. The master bedroom to the front of the property is a generous sized double bedroom reaching over 15 feet in length enjoying a dual aspect outlook, and features high ceilings, exposed wooden floorboards, and also benefiting from a linen cupboard with storage. The second bedroom is a good sized double bedroom to the front of the property, and benefits from an array of built in storage, whilst the third bedroom is also a spacious sized double bedroom that takes advantage of an elevated outlook over the rear garden and open countryside views beyond. The beautifully presented family bathroom is fitted with tile flooring, and comprises of a low level W.C, pedestal wash hand basin, heated towel rail, and a free standing bath with a shower attachment, setting a calming environment for relaxation.

This character home is approached through black iron gates and bordered with a half height feature brick wall along front perimeter. Adjacent to the house is a convenient driveway that provides off road parking for up to two vehicles, dual gated access either side of the house to gain entry to the private rear garden. To the rear of the property, the utility/boot room opens on to a charming patio, creating the perfect setting for hosting social gatherings or simply unwinding while enjoying the serene atmosphere and views of the private south facing garden. The beautifully established garden features a manicured lawn and thoughtfully arranged flower beds bursting with vibrant colours. Mature hedging and fencing along the garden perimeter provide a high level of privacy for your enjoyment in the tranquil and scenic environment.



The popular Bedfordshire village of Tilsworth is surrounded by beautiful countryside with many public footpaths to enjoy scenic walks nearby, and borders alongside the village of Stanbridge. Both villages offer a variety of amenities such as local shops, pub/restaurants, community village hall, as well as good schooling within the villages. The nearby market town of Leighton Buzzard provides an extensive range of local shopping facilities, as well as excellent schooling. Tilsworth is also well located with transport links connecting to London with the M1 Junction 11a approximately 5 miles away, as well as an efficient rail service from Leighton Buzzard to Euston from 30 minutes, making it a convenient location for those commuting into the capital or exploring the wider area.

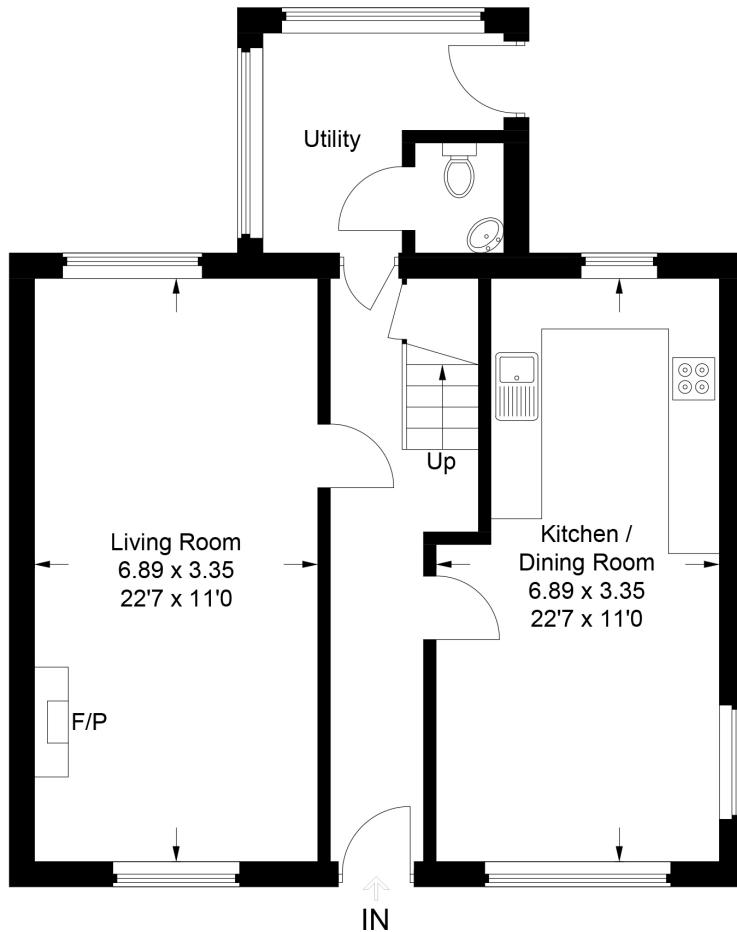
- Three Bedroom Victorian Detached Home
- South Facing Garden Backing onto Countryside
- Spacious Dual Aspect Sitting Room with Open Fire
- Dual Aspect Kitchen/Dining Room & Separate Utility/Boot Room
- Three Double Bedrooms
- Family Bathroom
- Off Road Parking for Two Vehicles
- Desirable Bedfordshire Village
- Excellent Transport Links to London Nearby

Additional Information

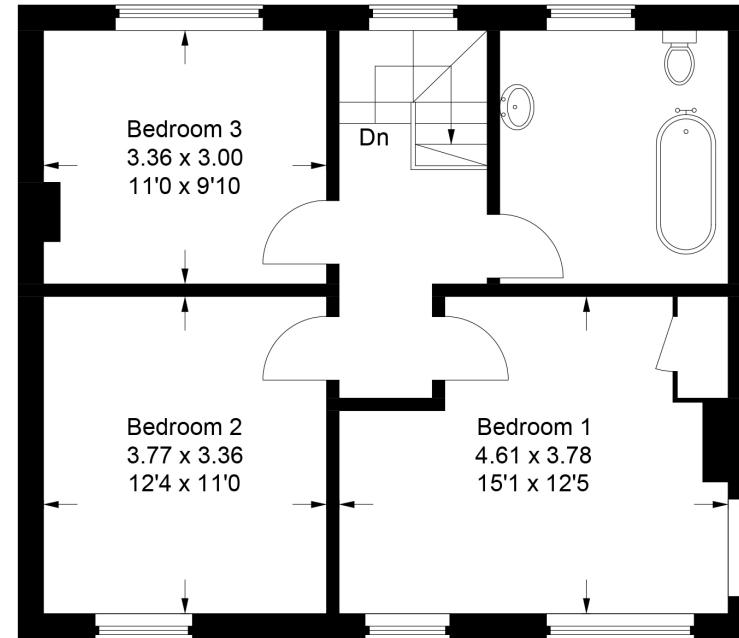
- Tenure: Freehold
- Gas, Mains Water, Electricity
- EPC Rating: E
- Council Tax Band: F
- Local Authority: Central Bedfordshire Council



Approximate Gross Internal Area
 Ground Floor = 64.4 sq m / 693 sq ft
 First Floor = 55.9 sq m / 602 sq ft
 Total = 120.3 sq m / 1,295 sq ft



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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