



## **Kingscroft** Avenue Dunstable, LU5 4HQ

Asking Price £450,000

1930'S TRADITIONAL THREE BEDROOM KINGSCROFT AVENUE SEMI

- - -

- EXTENDED
- SCOPE FOR FURTHER EXTENSION STPP
- **EXCELLENT TRANSPORT LINKS**
- NO THROUGH ROAD



- OPEN PLAN LIVING/KITCHEN/BREAKFAST
- SPACIOUS LIVING ACCOMODATION
- SHORT WALK TO TOWN CENTRE
- PARKING TO FRONT FOR SEVERAL CARS



## Area Map



## **Energy Efficiency Graph**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating
	Ourrent	Potential	Current Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) 🔊
(81-91) B			(81-81)
(69-80)	65	73	(69-80) C
(55-68)	00		(55-68) D
(39-54)			(39-54)
(21-38)			(21-38)
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
England & Wales EU Directive England & Wales EU Directive 2002/91/EC England & Wales			







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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