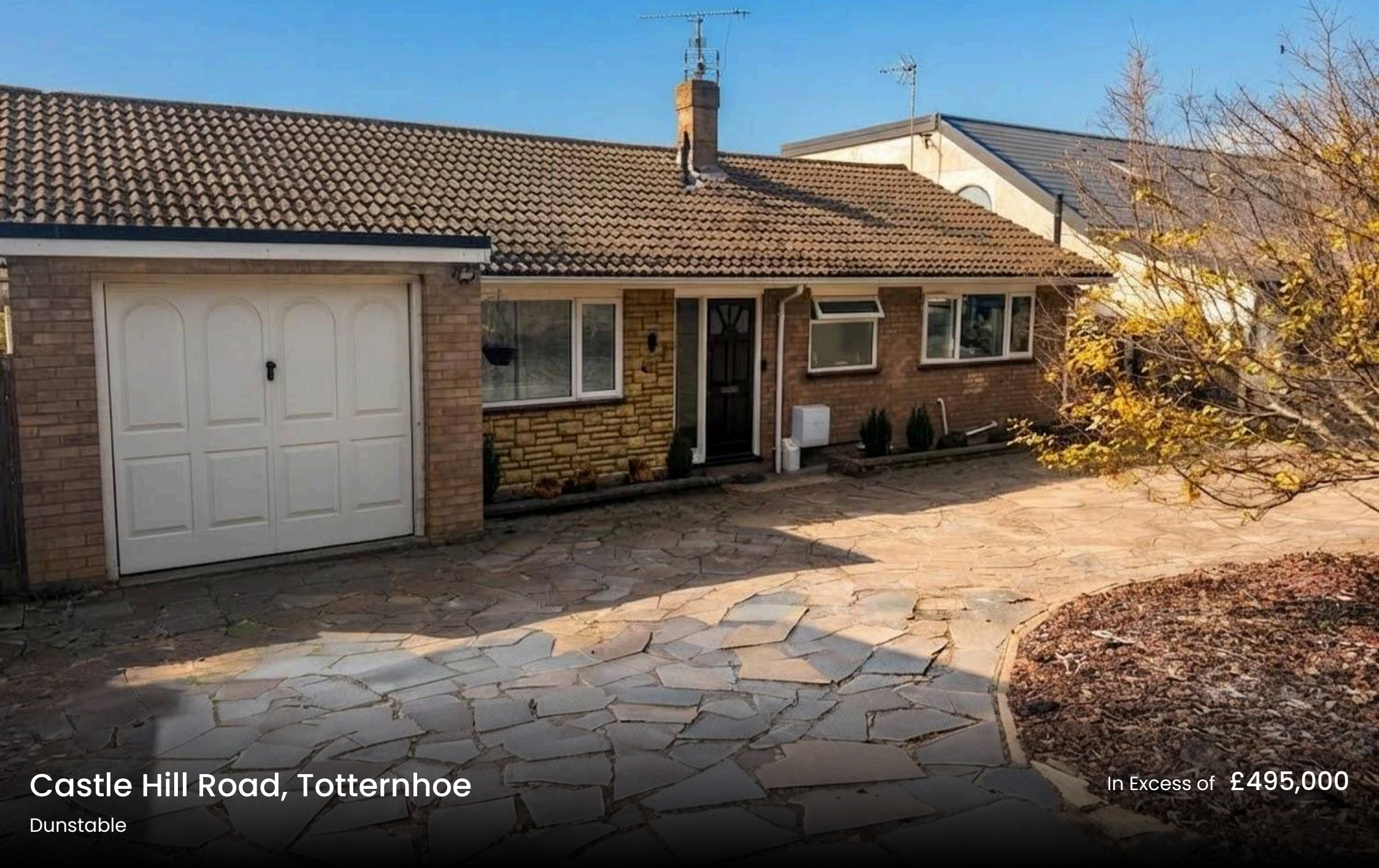




indigo
residential



Castle Hill Road, Totternhoe

Dunstable

In Excess of £495,000

203 Castle Hill Road

Totternhoe, Dunstable

A well-presented and spacious three-bedroom detached bungalow, offered **chain free** and enjoying a peaceful, set-back position within this historic and highly sought-after Bedfordshire village.

Approached via a **generous carriage driveway**, the property provides ample off-road parking and offers an appealing combination of comfortable accommodation, attractive outdoor space and excellent transport connections.

The village itself provides a wonderful sense of community, with **The Cross Keys** a quiet public house just a few minutes' walk away, along with beautiful countryside and nature reserve walks on your doorstep. A selection of independent farm shops and a traditional butcher can also be found nearby. The village benefits from regular bus services, providing convenient access to **Dunstable and Leighton Buzzard**, while commuters are well served by the excellent road and rail connections. Fast trains from Leighton Buzzard provide access to London in approximately 30 minutes, with the **A5 and M1 (Junction 11a)** offering straightforward connections both north and south.

The village also benefits from a popular lower school, memorial hall, cricket club and football club, helping to create a friendly and welcoming community for residents of all ages.

Internally, the property is **light, bright and airy**, with well-proportioned accommodation throughout. The spacious living room enjoys **far-reaching views over the surrounding countryside**, creating a lovely focal point for the home. There is also a modern fitted **kitchen/breakfast room**, ideal for everyday family life and entertaining.

There are **three well-proportioned double bedrooms**, providing excellent flexibility for families, guests or those looking to create a home office, together with a family bathroom.

Outside, the property continues to impress. To the front is an **integral garage with side access**, while the generous garden features a large patio area, perfect for outdoor dining, entertaining or simply relaxing during the warmer months, leading onto a good-sized lawn.

At the rear of the garden is an additional area of land which, subject to agreement, **may also be available to rent**, providing the opportunity for those





GROUND FLOOR

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TOTAL AREA: APPROX. 103.7 SQ. METRES (1116.1 SQ. FEET)

This floorplan has been created for guidance purposes only
Plan produced using PlanUp.