



ROBINSONS

Riley Grove

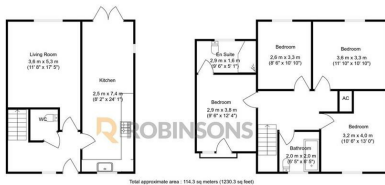
Dunstable, LU6 1FJ

£425,000

- FOUR DOUBLE BEDROOM FAMILY HOME
- STYLISHLY FINISHED TO AN EXCEPTIONAL STANDARD
- RECENTLY RE-FITTED KITCHEN / BREAKFAST ROOM
- OFF ROAD PARKING FOR TWO VEHICLES VIA CAR PORT
- GENEROUS SIZED SOUTH FACING REAR GARDEN
- LUXURIOUS EN-SUITE CONNECTED TO THE MASTER BEDROOM
- PRIVATE CUL-DE-SAC LOCATION
- EXCELLENT TRANSPORT LINKS VIA A5 & M1 MOTORWAY
- SOUGHT AFTER NORTH DUNSTABLE
- PERFECT FOR FIRST TIME BUYERS



Floor Plan

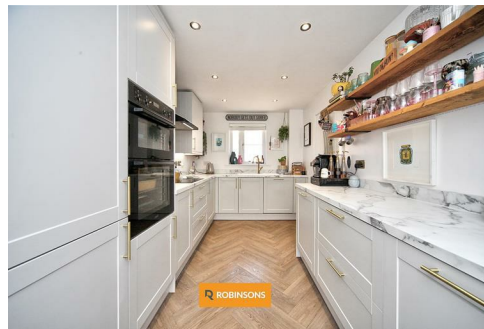
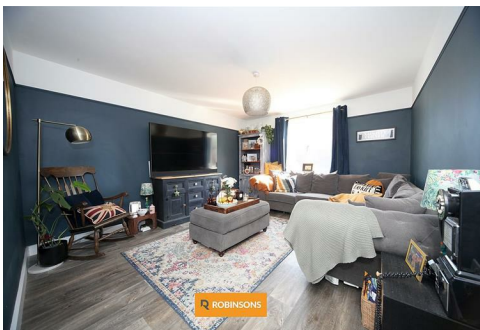


Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating	
		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions
(92-91) A			88	(92 plus) A
(81-61) B		78		(81-61) B
(49-30) C				(49-30) C
(25-43) D				(55-43) D
(39-54) E				(39-54) E
(21-38) F				(21-38) F
(1-20) G				(1-20) G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions
England & Wales			EU Directive 2012/27/EU	England & Wales
				EU Directive 2012/27/EU



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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