

 3 Bedrooms

 1 Bathroom

 2 Receptions

 Private Gardens

 Residents Parking

 EPC Band C

Freehold

Council Tax Band:  
D £2,276.02 (2025/26)

Local Authority:  
Central Bedfordshire Council



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Southern Way, Studham, Dunstable, LU6 2QH  
Guide price of £385,000

3-bed village home with outbuildings, attractive front & rear gardens, located in the popular village of Studham.

### Description

This excellent three-bedroom home requires some updating but offers good living space with an attractive outlook over gardens at both front and rear. The accommodation includes an entrance hallway, large living room with feature fireplace and views over the large front garden. At the rear is a kitchen diner with access to the rear garden and a good-sized shower room. Upstairs, there are three light and spacious bedrooms. Outside, the large south-facing front garden is laid to lawn. The rear garden is hard landscaped with large timber and smaller brick outbuildings, which have potential to convert into a home office if required. There's a residents' parking area beside the houses in Southern Way, and the property has two spaces.

### Location

This property is located in the desirable village of Studham. The village is within easy reach of the M1 and M25 motorways and Luton airport, while remaining a rural location convenient for the towns of Harpenden and Berkhamsted.

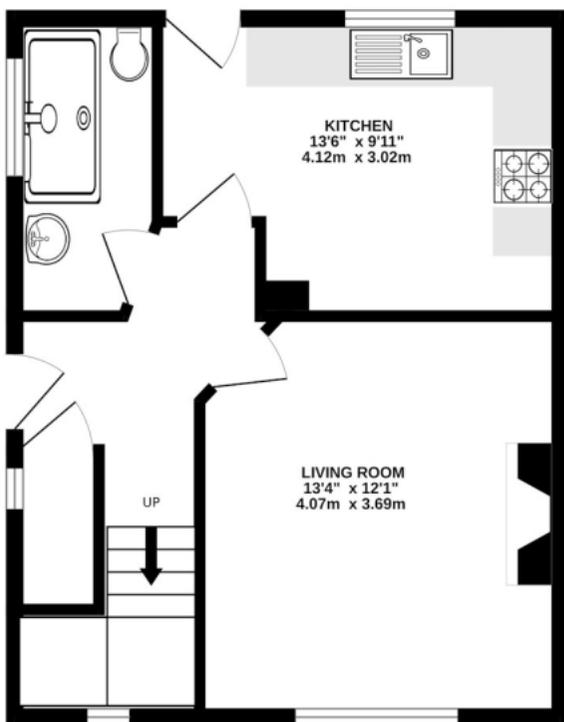


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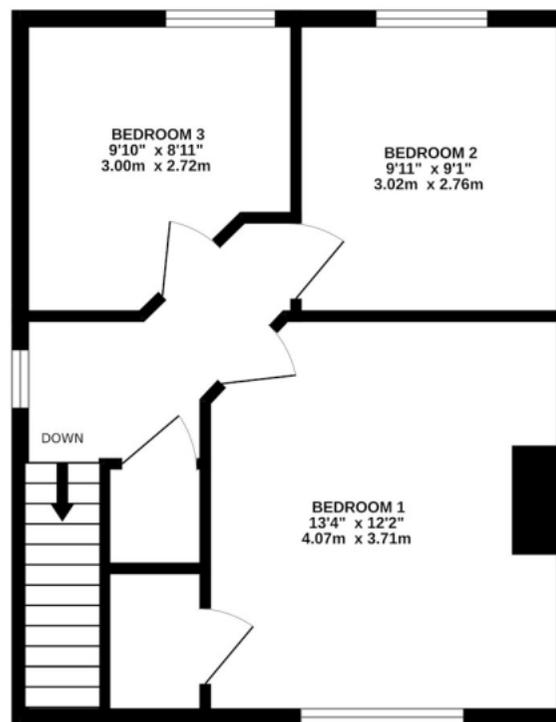




GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.