



2 Clarkes Way, Houghton Regis, LU5 5EN
£325,000



- EXCLUSIVE TO PR PROPERTY
- MODERN & STYLISH KITCHEN
- GARAGE
- FANTASTIC TRANSPORT LINKS

- LOCATED NEXT TO THE BEAUFULL HOUGHTON HALL PARK
- 3 GENEROUS BEDROOMS
- ON DRIVE PARKING
- EXCELLENT LIVING SPACE THROUGHOUT
- PRIVATE GARDEN
- GREAT ACCESS TO SCHOOLS AND SHOPS

**** EXCLUSIVE TO PR PROPERTY ** EXCELLENT LIVING SPACE THROUGHOUT ** 3 SPACIOUS BEDROOMS ** GARAGE AND PARKING AT REAR ** LUXURY MODERN KITCHEN ** LOCATED NEXT TO THE BEAUTIFUL HOUGHTON HALL PARK ** MODERN COMBI GAS CENTRAL HEATING ** GREAT SIZED PRIVATE REAR GARDEN ** PERFECT FOR TRANSPORT LINKS AND M1 ** MUST BE VIEWED *****

This spacious family home benefits from accommodation comprising enclosed porch, entrance hall, living room, dining room, large kitchen, 3 bedrooms, family bathroom, gas central heating, double glazed windows, private garden, on drive parking and garage.

PORCH

ENTRANCE HALL

LIVING ROOM 13'5" X 12'9" (4.09M X 3.88M)

DINING ROOM 9'11" X 18'11" (3.03M X 5.76M)

KITCHEN 24'6" X 7'0" (7.46M X 2.13M)

FIRST FLOOR

LANDING

BEDROOM 1 12'3" X 12'9" (3.74M X 3.88M)

BEDROOM 2 9'2" X 11'4" (2.79M X 3.45M)

BEDROOM 3 8'9" X 9'1" (2.67M X 2.78M)

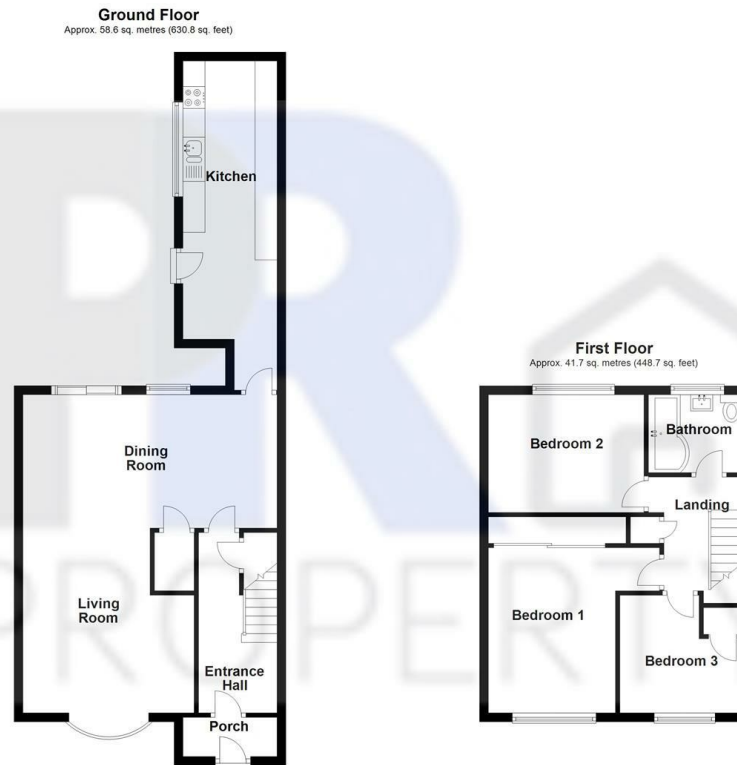
BATHROOM

OUTSIDE

PRIVATE REAR GARDEN

GARAGE 16'1 * 8' 5 (4.90M * 2.44M 1.52M)

ON DRIVE PARKING IN FRONT OF GARAGE



Total area: approx. 100.3 sq. metres (1079.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	