

## 2 Elm Park Close, Houghton Regis

Guide Price £270,000

 3  1  2



- Three Bedrooms
- Separate Lounge & Dining Room
- Gas Central Heating
- In Excess of 1000 Sq Ft
- Superbly Positioned For Access To J 11 a of M1
- No Chain
- Ground Floor Cloakroom
- uPVC Double Glazing
- Garage In Block
- Please quote reference MS0216

Approximate Gross Internal Area  
 Ground Floor = 45.7 sq m / 492 sq ft  
 First Floor = 39.8 sq m / 428 sq ft  
 Garage & External Cupboard = 12.5 sq m / 134 sq ft  
 Total = 98.0 sq m / 1,054 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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A well presented three bedroom end of terrace family home situated within a Cul-de-Sac in Houghton Regis.

Entrance hall, ground floor cloakroom, dining room, kitchen, living room, landing, three bedrooms, family bathroom front & rear gardens, uPVC double glazing, gas central heating & garage en-bloc.

Available with no upper chain.

Please quote reference MS0216