



Connells

Westminster Gardens
Houghton Regis Dunstable

Westminster Gardens Houghton Regis Dunstable LU5 5RU

for sale offers in excess of
£300,000



Property Description

NO UPPER CHAIN *GARAGE* 14FT
LOUNGE* *OFF ROAD PARKING*
EXCELLENT A5 & M1 ACCESS

Enjoy living in this SPACIOUS family home located within a popular part of Houghton Regis.

Accommodation comprises ; entrance hall, downstairs cloakroom, utility cupboards, fitted kitchen / diner, goodsize lounge. First floor comprises of three goodsize bedrooms, airing cupboard, family bathroom, access to loft. Outside boasts a good size rear garden with separate garage and parking on driveway. Hedge to front of house.

For the commuter; the A5-M1 bypass link offers easy access to the motorway, and Leagrave Train Station can be found nearby offering fast and frequent service into London.

Local amenities, including schools, library, supermarkets, leisure centre, and an award winning urban park can all be found within close proximity. What are you waiting for?

Entrance Hall

Door to front aspect.

Cloakroom

Wash hand basin, W/C

Kitchen

11' 6" x 11' 8" (3.51m x 3.56m)

wall and base units, double glazed window to front aspect, one bowl sink/drain, work surfaces, space for oven and hob, space for washing machine, space for fridge and freezer, separate cupboard.

Lounge

11' 10" x 14' 5" (3.61m x 4.39m)

double glazed windows to rear garden, radiator, point for incoming Internet.

Bedroom One

11' 10" x 11' 3" (3.61m x 3.43m)

Double glazed window to rear aspect, radiator, carpeted flooring,

Bedroom Two

13' 6" x 9' 3" (4.11m x 2.82m)

Window to front aspect, radiator, carpeted flooring,

Bedroom Three

11' 8" x 8' 3" (3.56m x 2.51m)

Double glazed window to rear aspect, radiator, carpeted flooring,

Front Garden

Front of house laid to stone with hedging.

Rear Garden

Rear Garden laid to lawn; young pear and apple trees, access to garage and driveway.







To view this property please contact Connells on

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C

view this property online connells.co.uk/Property/DUN310005

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN310005 - 0008