



**Connells**

Allen Close  
Dunstable



## Property Description

\*PRIORY CATCHMENT\* \*NO UPPER CHAIN\* \*GARAGE & DRIVEWAY\* \*DOUBLE FRONTED STYLE HOUSE\* \*DETACHED\* \*QUIET CUL-DE-SAC\*

Situated in a quiet cul-de-sac this extended detached family home offers a fantastic array of living accommodation.

Comprising of ground floor; entrance hall, kitchen/diner, lounge, utility room leading to the cloakroom and integral garage. The first floor comprises of; landing, three good size bedrooms a fourth single and a modern fully tiled shower room. Externally the property boasts an appealing frontage with an integral garage and driveway. The rear features a south facing wraparound rear garden with patio and turf.

The home is ideally situated close to local amenities a variety of excellent schools and convenient A5 and M1 commuter links.

Ideally suited to a growing family. Viewing comes highly recommended, call now for more information and to book a viewing.

## Cloakroom

Laminate flooring, toilet, wash hand basin, window to side.

## Lounge

15' 5" x 11' 1" ( 4.70m x 3.38m )

Laminated flooring, window to front and rear aspect.

## Kitchen

15' 2" x 11' ( 4.62m x 3.35m )

Window to front aspect, laminated flooring.

## Utility Room

15' 10" x 9' 1" ( 4.83m x 2.77m )

Tiled flooring, window to rear and side aspect, door to garden.

## Bedroom One

12' 1" x 10' 10" ( 3.68m x 3.30m )

Laminated flooring, window to front, fitted wardrobes, wash hand basin.

## Bedroom Two

12' 2" x 8' 10" ( 3.71m x 2.69m )

Window to rear aspect, enclosed closet.

## Bedroom Three

11' 1" x 6' 11" ( 3.38m x 2.11m )

Laminated flooring, window to rear aspect.

## Bedroom Four

8' x 6' 4" ( 2.44m x 1.93m )

Laminated flooring, window to front aspect.

## Bathroom

Window to front, fully tiled 3 piece suite, wash hand basin, toilet, shower.

## Rear Garden

Wrap around garden, patio and laid to lawn.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01582 661 265**

**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

**EPC Rating: D**

**view this property online [connells.co.uk/Property/DUN310552](http://connells.co.uk/Property/DUN310552)**

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.

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