



**Connells**

Garrett Close  
Dunstable





## Property Description

\*SOUTH WEST DUNSTABLE\* \*TWO RECEPTION ROOMS\* \*OFF ROAD PARKING\* \* NO UPPER CHAIN\* \*FANTASTIC SCHOOL CATCHMENTS AREA\*

Highly Sought After Location- Front and Rear Gardens - Fantastic A5 and M1 Access

The accommodation comprises to the ground floor; entrance hall, cloakroom, lounge, dining room and kitchen. Whilst the first floor comprises; four bedrooms and family bathroom. Outside boasts goodsize front and rear garden with garage and off road parking.

Highly rated schools can be found within close proximity and easy A5 and M1 commuter access making this an IDEAL FAMILY HOME which is not to be missed!

Call Connells TODAY to arrange your viewing!

## Entrance Hall

Door to front aspect

## Cloakroom

w/c, wash hand basin.

## Lounge

20' 8" x 11' ( 6.30m x 3.35m )

window to front aspect, radiator, carpet

flooring

## Dining Room

13' 4" x 10' 2" ( 4.06m x 3.10m )

window to rear aspect, radiator, carpet flooring

## Kitchen

13' 5" x 10' 6" ( 4.09m x 3.20m )

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one and half bowl sink / drainer, cooker hood, space for oven and hob, space for fridge and freezer, space for washing machine.

## Bedroom One

11' 10" x 9' 2" ( 3.61m x 2.79m )

window to front aspect, radiator, carpet flooring

## Bedroom Two

10' 10" x 10' 1" ( 3.30m x 3.07m )

window to rear aspect, radiator, carpet flooring

## Bedroom Three

9' 9" x 7' ( 2.97m x 2.13m )

window to front aspect, radiator, carpet flooring

## Bedroom Four

10' 2" x 6' 10" ( 3.10m x 2.08m )

window to rear aspect, radiator.

## Bathroom

window to side acces, bath with overhead shower, w/c, wash hand basin.

## Outside

### Front Garden

Off road parking

### Rear Garden

Patio, Laid to lawn, side acces











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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/DUN310513](http://connells.co.uk/Property/DUN310513)**

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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