



**Connells**

Dunstable Road  
Houghton Regis Dunstable



# Dunstable Road Houghton Regis Dunstable LU5 5DB

for sale offers in excess of  
**£475,000**



## Property Description

**\*HEAVILY EXTENDED CHALET BUNGALOW\* \*UTILITY ROOM\* \*GARAGE & DRIVEWAY\* \*FOUR DOUBLE BEDROOMS\***

Situated on a quiet road in Houghton Regis is this stunning chalet bungalow which effortlessly combines style and functionality. This home boasts 4 double bedrooms consisting of 2 on the ground floor and 2 on the first floor. There is ample space for a growing family or those who appreciate room to spread out.

The ground comprises of; entrance hallway housing a closet with a ceiling-mounted mirror for shoes and a cabinet for storing jackets which is illuminated, 2 of the aforementioned double bedrooms both with 3 and 4 door built in wardrobes also illuminated, fully tiled bathroom, open plan kitchen/diner sweeping into the lounge with a door to the rear garden, utility room also with access to the garden and the integral garage. The first floor comprises of; the further 2 double bedrooms both benefiting from built in wardrobes, study and a fully tiled shower room.

Don't miss the opportunity to make this truly exceptional property your own by calling Connells now for more information and to book a viewing.

## Entrance Hall

Laminated flooring, storage cupboard.

## 1st Floor Study

6' 9" x 6' 4" ( 2.06m x 1.93m )

Carpeted flooring,

## Lounge

20' 5" x 13' 5" ( 6.22m x 4.09m )

Laminated flooring, under floor heating, window to rear aspect.

## Kitchen

16' 11" x 11' 1" ( 5.16m x 3.38m )

Laminated flooring, under floor heating, window to rear aspect, 5 ring hob, dishwasher, oven.

## Utility Room

15' 1" x 7' 1" ( 4.60m x 2.16m )

Under floor heating, window to the side aspect, door to rear garden, door to garage, laminated flooring, sink basin.

## Landing

Carpeted flooring.

## Bedroom One

16' 8" x 9' 11" ( 5.08m x 3.02m )

Carpeted flooring, window to rear aspect, storage cupboard.

## Bedroom Two

16' 9" x 9' 7" ( 5.11m x 2.92m )

Carpeted flooring, window to rear, built in cupboard.

### Bedroom Three

12' x 8' 6" ( 3.66m x 2.59m )

Laminated flooring, window to front aspect, fitted wardrobes,

### Bedroom Four

10' 4" x 9' 9" ( 3.15m x 2.97m )

Laminated flooring, window to front aspect, fitted wardrobes.

### 1st Floor Shower Room

Shower room, 3 piece suite, wash hand basin, toilet and shower. Window to rear aspect, tiled flooring, floor to ceiling wall tiling.

### Bathroom

Downstairs bathroom, tiled flooring, 3 piece suite, wash hand basin, bath with shower over and toilet.

### Front Garden

Driveway.

### Rear Garden

Concrete patio and laid to lawn.

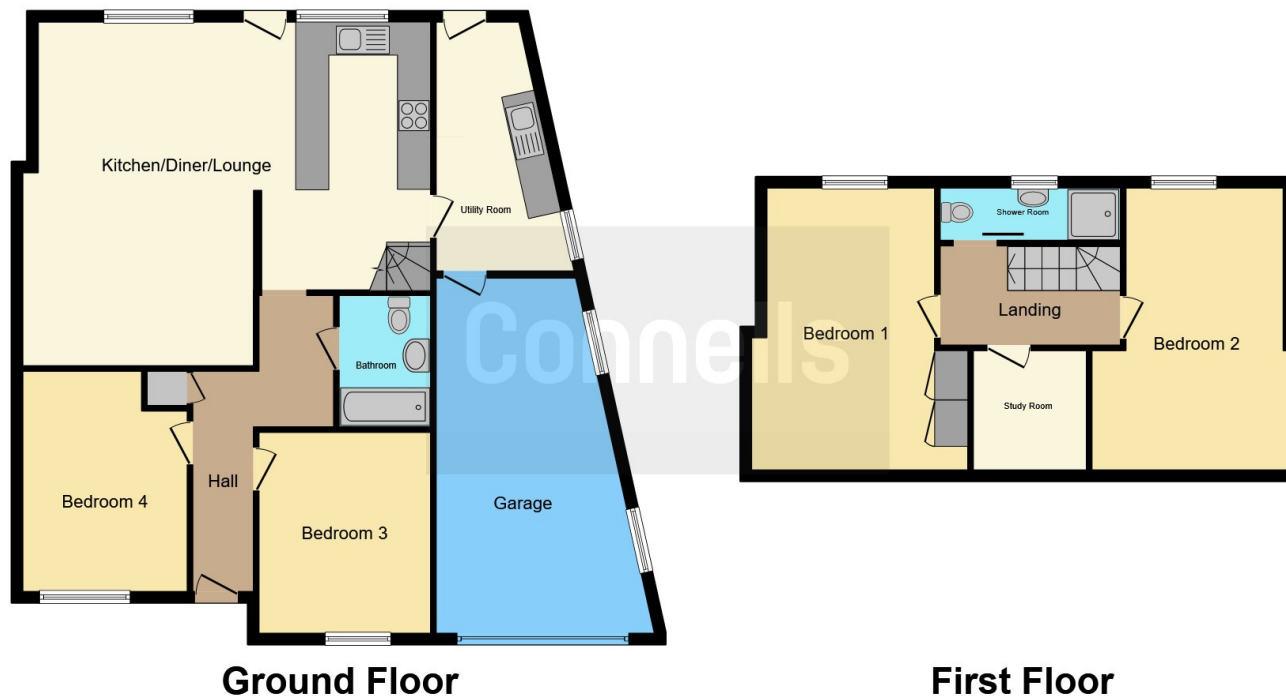












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN310991](http://connells.co.uk/Property/DUN310991)**



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