



**Connells**

Seamons Close  
Dunstable





## Property Description

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

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

The accommodation comprises: entrance hall, open plan lounge / kitchen and diner, two goodsize bedrooms and family bathroom. Outside boasts goodsize front and rear garden with garage and off road parking.

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

Call Connells TODAY to arrange your viewing!

## Entrance Hall

Door to side aspect

## Lounge / Diner

21' 10" x 9' 8" ( 6.65m x 2.95m )

window to the side aspect, under floor heating, doors leading to rear garden.

## Kitchen

14' 10" x 7' 5" ( 4.52m x 2.26m )

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

## Bedroom One

12' x 11' 1" ( 3.66m x 3.38m )

window to front aspect, radiator.

## Bedroom Two

10' 2" x 7' 10" ( 3.10m x 2.39m )

window to front aspect, radiator.

## Bathroom

Window to side aspect, shower cubical, w/c, wash hand basin.

## Front Garden

Off road parking, laid to lawn

## Rear Garden

patio, laid to lawn, garage

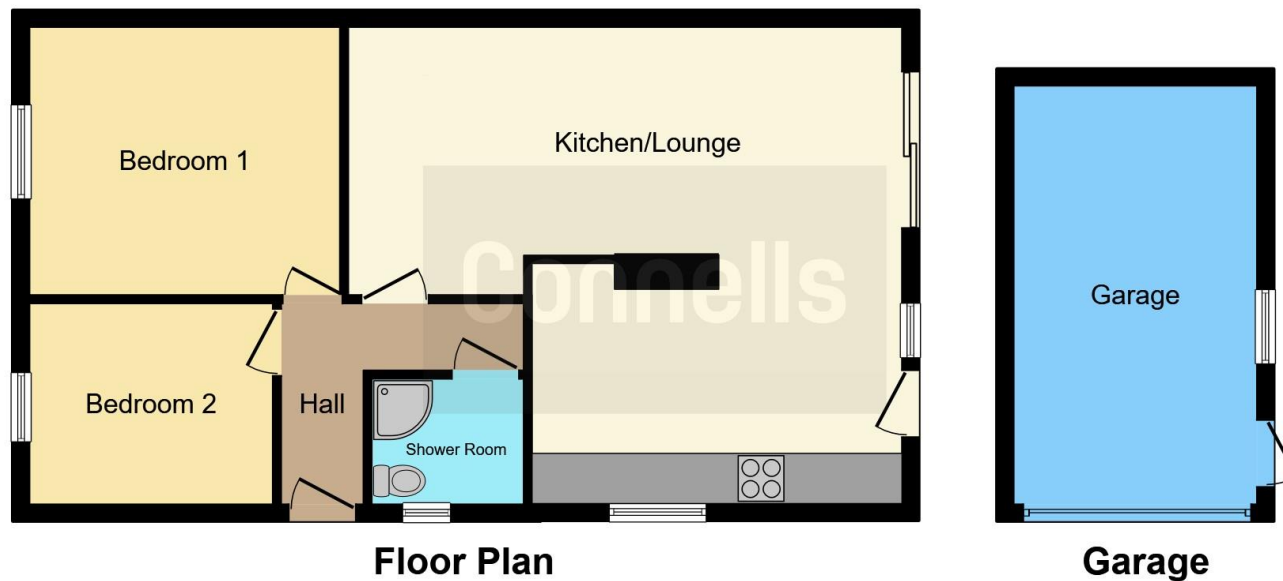












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/DUN310914](http://connells.co.uk/Property/DUN310914)**

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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