



**Connells**

Watling Gardens  
Dunstable





## Property Description

\*INTEGRAL GARAGE\* \*OFF ROAD PARKING\* \*GROUND FLOOR SHOWER ROOM\* \*UTILITY ROOM\* \*18FT LOUNGE / DINER\* \*EN-SUITE TO MASTER\* \*NO UPPER CHAIN\*

Enjoy living in this well presented three bedroom terraced family home situated in a popular and well regarded location of South Dunstable!

EPC-C

The property comprises: Entrance hall, shower room, bedroom three and a utility room to ground floor. The first floor comprises; landing, a spacious lounge / diner and a fitted kitchen with integrated appliances. The second floor comprises; landing, master bedroom with en-suite, bedroom two and a family bathroom. Outside, the home benefits from an integral garage, off road parking and a low maintenance rear garden.

An IDEAL purchase for today's modern families - the home is well positioned for the commuter with easy A5-M1 links nearby and only a short walk to local amenities and a variety of good schools!

## Entrance Hall

Door to front aspect

## Cloakroom

Shower cubical, wash hand basin, w/c

## Lounge

14' 7" x 18' 11" ( 4.45m x 5.77m )

Double glazed window to front aspect, TV point, radiator, carpeted flooring.

## Kitchen

8' 1" x 8' 7" ( 2.46m x 2.62m )

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

## Bedroom Three

9' x 8' 1" ( 2.74m x 2.46m )

Double glazed window to rear aspect, radiator, wooden flooring.

## Utility Room

6' 2" x 5' 4" ( 1.88m x 1.63m )

Door to rear aspect

## First Floor

### Bedroom One

12' 7" x 8' 9" ( 3.84m x 2.67m )

Double glazed window to rear aspect, built in wardrobes, radiator, carpeted flooring.

## En-Suite

Double glazed window to rear aspect, shower, shower cubicle, vanity unit, extractor fan, WC, walls partly tiled, heated towel rail, tiled flooring.

## Second Floor

### Bedroom Two

14' 1" x 9' 8" ( 4.29m x 2.95m )

Double glazed window to front aspect, built in cupboard, airing cupboard, radiator, carpeted flooring.

### Bathroom

Bath with overhead shower, w/c, wash hand basin

### Outside

#### Front Garden

Off road parking

#### Rear Garden

Laid to lawn, patio

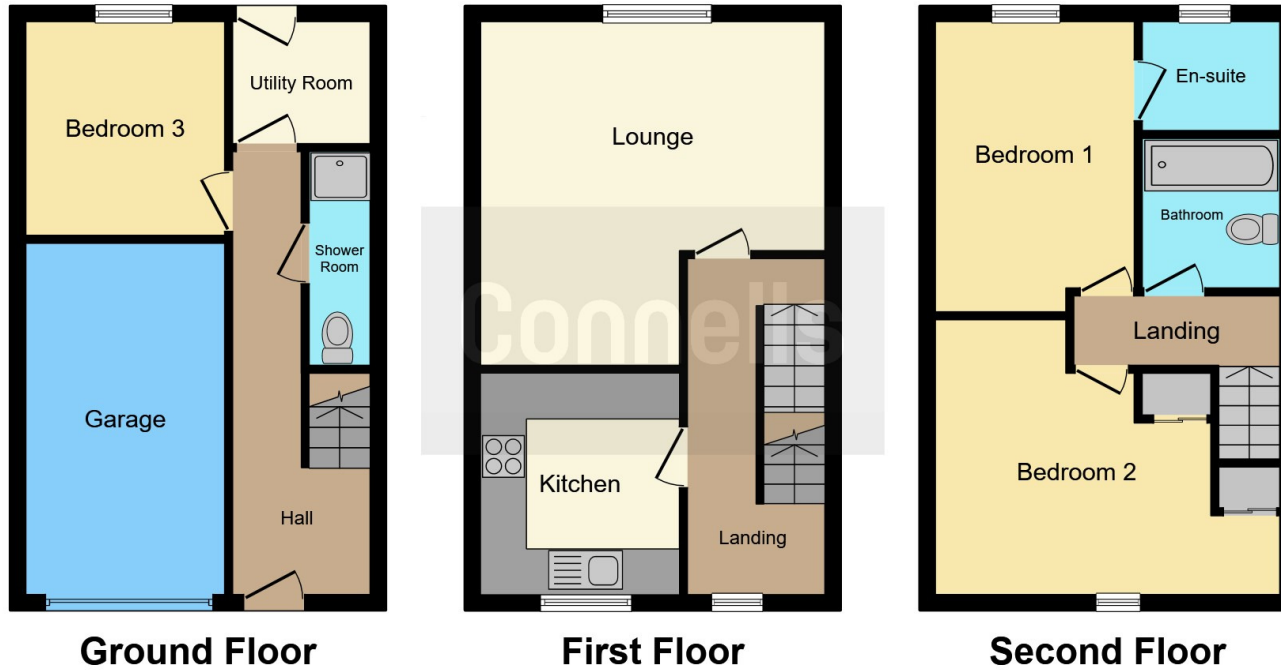












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
 DUNSTABLE LU6 1HX

**EPC Rating: C**

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Tenure: Freehold



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