



**Connells**

Sarnia The Green  
Houghton Regis Dunstable

# Sarnia The Green Houghton Regis Dunstable LU5 5DX

for sale guide price  
**£355,000**



## Property Description

**\*CHARACTER FEATURES\* \*MATURE GARDENS\* \*CENTRAL LOCATION\* \*OFF ROAD PARKING\***

Centrally located lies this 1930's semi-detached sitting proudly in a row of only seven houses.

Accommodation comprises ground floor; entrance porch, entrance hallway, bay fronted lounge with working log burner, open plan kitchen/diner with door to side and rear. First floor; landing, master bedroom, bedroom two, bedroom three along with a three-piece family bathroom suite.

This home further boasts mature front and rear gardens the rear benefiting from dual gated access allowing for off road parking. Due to its prominent location, both junctions 11a and 11 of the M1 are only a few minutes' drive.

Viewings come highly recommended, call Connells now for more information and to book a viewing.

## Entrance Porch

Laminate flooring, Window to side, door to front

## Entrance Hall

Laminate flooring.

## Lounge

11' 5" x 10' 11" ( 3.48m x 3.33m )  
Laminate flooring, bay fronted window, log burner.

## Kitchen

17' 3" x 11' ( 5.26m x 3.35m )  
Laminate flooring, window to rear, door to rear and side aspect. Integrated double oven

## Landing

Carpeted flooring, window to side.

## Bedroom One

10' 11" x 10' 9" ( 3.33m x 3.28m )  
Laminate flooring, window to rear

## Bedroom Two

11' 5" x 10' 11" ( 3.48m x 3.33m )  
Carpeted flooring, window to front

## Bedroom Three

8' 6" x 7' 5" ( 2.59m x 2.26m )  
Carpeted flooring, window to front

## Bathroom

Fully tiled suite, window to rear, corner bath, wash hand basin, toilet.

## Loft Space

Boarded, carpeted and velux window.

## Front Garden

Patio, shrubs

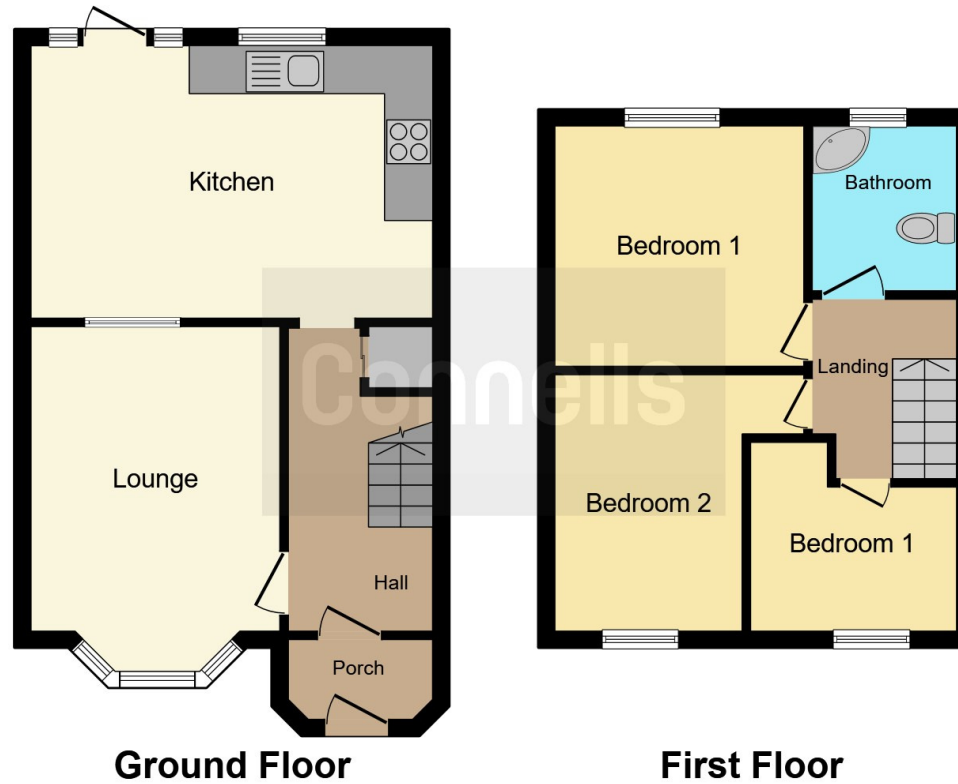
## Rear Garden

Laid to lawn, decking and patio to rear with rear and side gated access.









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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN311060](http://connells.co.uk/Property/DUN311060)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUN311060 - 0003