



**Connells**

Woodford Road  
Dunstable



## Property Description

\*EAST DUNSTABLE LOCATION\* \* OFF ROAD PARKING\* \*NO UPPER CHAIN\* IMMACULATE CONDITION THROUGHOUT\*

A fantastic opportunity to own this chain free four bedroom semi-detached home situated in the sought after and much desired location of East Dunstable!

Accommodation comprises; entrance hall, downstairs cloakroom, lounge, kitchen / dining area, utility room and bedroom four / study to front aspect. Upstairs comprises: Three goodsize bedrooms with en-suite to master and family bathroom. Outside the property benefits from goodsize rear garden and off road parking to the front.

Additionally, the home is ideally situated within short walking distance to local amenities, nearby schools and only a short drive to convenient A5 and M1 links.

Call Connells to arrange your viewing!

## Entrance Hall

Door to front aspect

## Cloakroom

Wash hand basin, w/c

## Lounge

24' 5" x 11' 5" ( 7.44m x 3.48m )

Window to front aspect, carpet flooring, radiator

## Kitchen / Dining Room

22' 7" x 9' 10" ( 6.88m x 3.00m )

Fitted kitchen, wall and base units, double glazed patio doors to rear aspect, work surfaces, breakfast bar, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge freezer and dishwasher.

## Utility

10' 5" x 6' ( 3.17m x 1.83m )

space for washing machine

## Bedroom One

7' 4" x 12' 4" ( 2.24m x 3.76m )

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

## En Suite

Walk in shower, w/c, vanity unit

## Bedroom Two

12' 7" x 9' 7" ( 3.84m x 2.92m )

Window to front aspect, radiator, carpet flooring

## Bedroom Three

12' 8" x 9' 4" ( 3.86m x 2.84m )

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

### **Bedroom Four / Study**

14' 10" x 7' 7" ( 4.52m x 2.31m )

Window to front aspect, radiator, wooden  
laminated flooring

### **Bathroom**

Bath with taps, shower, WC, radiator.

### **Front Garden**

Off road parking

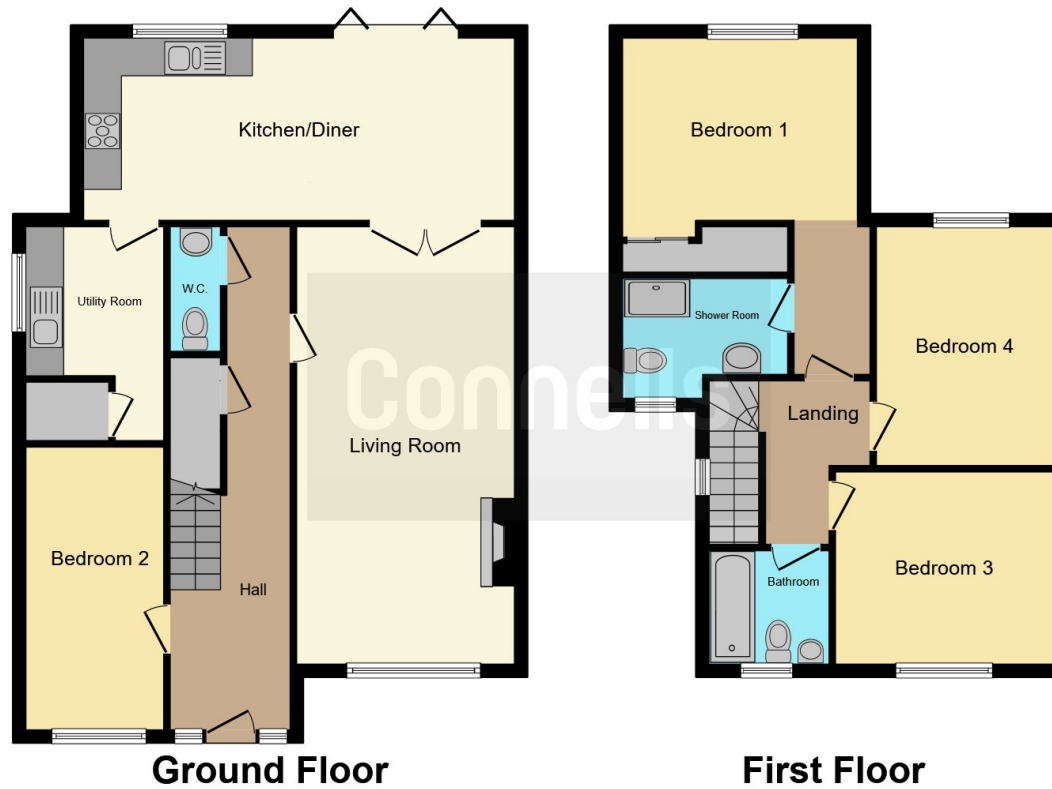
### **Rear Garden**

artificial lawn, patio, uncroft decking / seating  
area









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/DUN311271](http://connells.co.uk/Property/DUN311271)**

Tenure: Freehold



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