



Connells

Enfield Close
Houghton Regis DUNSTABLE

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for sale guide price
£315,000



Property Description

* *THREE BEDROOM END-TERRACE*
GARAGE *CUL-DE-SAC SITUATED*
EXCELLENT A5/M1 COMMUTER ACCESS

A fantastic opportunity to purchase this three bedroom end-terrace home located in a quiet cul-de-sac in the well regarded location of Houghton Regis!

Accommodation comprises; entrance porch, downstairs cloakroom lounge, kitchen / diner. The first floor comprises; landing, three goodsize bedrooms and family bathroom. Outside the property boasts front and rear garden with access from the rear.

Alongside this the property benefits from a desirable location featuring easy access to the A5/M1 for commuter links whilst still being close to good schools and local amenities.

This is an ideal purchase for any growing family or first time buyers-call Connells for your chance to see this MUST VIEW property.

Entrance Porch

Doors to front aspect.

Cloakroom

w/c, wash hand basin.

Lounge

15' 11" x 12' (4.85m x 3.66m)
byfold doors, wooden laminate flooring.

Kitchen

15' 10" x 14' 8" (4.83m x 4.47m)
Fitted kitchen, wall and base units, double glazed windows to front aspect, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

Bedroom One

10' 5" x 11' 8" (3.17m x 3.56m)
window to front aspect, radiator, carpet flooring

Bedroom Two

12' 1" x 8' 7" (3.68m x 2.62m)
window to rear aspect, radiator, wooden laminate flooring

Bedroom Three

9' 7" x 7' (2.92m x 2.13m)
window to rear aspect, radiator, wooden laminate flooring

Bathroom

Window to rear aspect, bath with overhead shower, w/c, wash hand basin.









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

To view this property please contact Connells on

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EPC Rating: C

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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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