



Connells

Trident Drive
Houghton Regis Dunstable

Trident Drive Houghton Regis Dunstable LU5 5QF

for sale guide price
£310,000



Property Description

FOUR GOOD SIZE BEDROOMS* *OPEN PLAN LOUNGE/DINER* *PARKING AND GARAGE EN-BLOCK* *NO UPPER CHAIN

A spacious home situated in the popular area of Houghton Regis, Benefiting from being close to local amenities and good schools.

Stepping into the property you are greeted by porch space, downstairs cloakroom, open plan lounge/diner, kitchen and second reception room. Upstairs comprises, Four goodsize bedrooms and family bathroom.

Out side features front and rear garden with garage and allocated parking en-block.

This property also benefits from being close to the M1 via J11A, whilst also being close to good schools and local amenities.

Viewings come highly recommended as the property is ideal for any First Time Buyers, Growing Families and Buy To Let Investors. Call today to arrange your viewing!

Entrance Hall

Door to front aspect

Cloakroom

Wash hand basin, w/c

Lounge

12' 8" x 14' 6" (3.86m x 4.42m)

Window to rear, radiator, carpet flooring

Kitchen

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

Bedroom One

10' 1" x 10' 9" (3.07m x 3.28m)

Window to front aspect, carpet flooring, radiator

Bedroom Two

11' x 6' 8" (3.35m x 2.03m)

Window to rear aspect, radiator,carpet flooring

Bedroom Three

Window to rear aspect, radiator,carpet flooring

Bedroom Four

Window to rear aspect, radiator, carpet flooring

Bathroom

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

Outside

Front Garden

Patio

Rear Garden

patip, laid to lawn

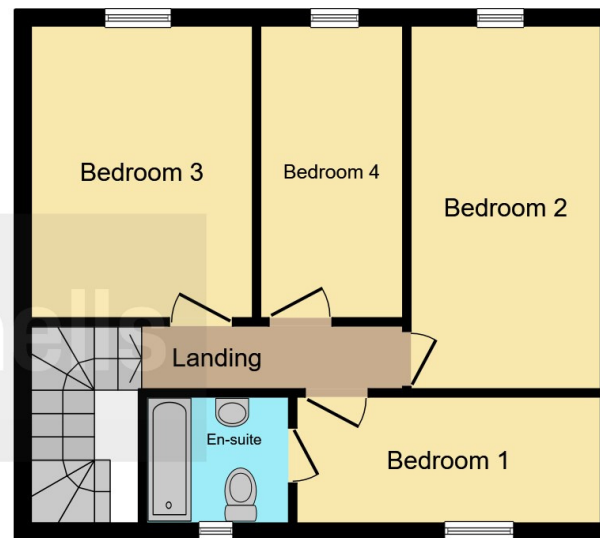








Ground Floor



First Floor

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

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
 DUNSTABLE LU6 1HX

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311350



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN311350 - 0006