



Connells

Douglas Crescent
Houghton Regis Dunstable

Douglas Crescent Houghton Regis Dunstable LU5 5AS

for sale offers in excess of
£450,000



Property Description

* * HEAVILY EXTENDED* *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 Houghton Regis!

Accommodation comprises; entrance hall lounge, open plan kitchen / dining area with by-fold doors leading to rear garden. Upstairs comprises: four 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

Lounge

24' 5" x 14' 5" (7.44m x 4.39m)

Window to front aspect, wooden flooring,

radiator

Kitchen

24' 1" x 13' 5" (7.34m x 4.09m)

Fitted kitchen, wall and base units, bi-fold doors leading to rear garden work surfaces, breakfast bar / island, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge freezer and dishwasher.

Landing

Bedroom One

13' 10" x 17' 10" (4.22m x 5.44m)

Window to rear aspect, carpet flooring

En Suite

Walk in shower, w/c, vanity unit

Bedroom Two

12' x 8' (3.66m x 2.44m)

Window to front aspect, radiator, carpet flooring

Bedroom Three

10' 3" x 8' 2" (3.12m x 2.49m)

Window to front aspect, radiator, carpet flooring

Bedroom Four

8' 6" x 5' 9" (2.59m x 1.75m)

Window to rear aspect, carpet flooring

Bathroom

Window to rear aspect, Bath with taps, shower, WC, radiator.

Outside

Front Garden

Patio

Rear Garden

Artificial lawn, resin 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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/DUN311431

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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Property Ref: DUN311431 - 0005