



**Connells**

Trident Drive  
Houghton Regis Dunstable



# Trident Drive Houghton Regis Dunstable LU5 5QQ

for sale guide price  
**£365,000**



## Property Description

**\*THREE GOODSIZE 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.

Property comprises: Entrance hall, downstairs cloakroom, open plan lounge/kitchen/diner, kitchen. Upstairs comprises, three goodsize bedrooms and family bathroom. Outside features front and rear garden with garage and allocated parking en-block to the rear.

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

11' 4" x 10' 7" ( 3.45m x 3.23m )

Window to rear, radiator, tiled flooring

## Kitchen

12' 10" x 12' 7" ( 3.91m x 3.84m )

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.

## Dining Room

9' 8" x 10' 7" ( 2.95m x 3.23m )

Patio doors to rear aspect

## Bedroom One

16' 3" x 11' 11" ( 4.95m x 3.63m )

Window to rear aspect, radiator,

## Bedroom Two

14' 8" x 8' 8" ( 4.47m x 2.64m )

Window to rear aspect, radiator,

## Bedroom Three

13' x 9' 6" ( 3.96m x 2.90m )

Window to rear aspect, radiator,

## Bathroom

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

## Outside

## Front Garden

Patio

## Rear Garden

Patio,



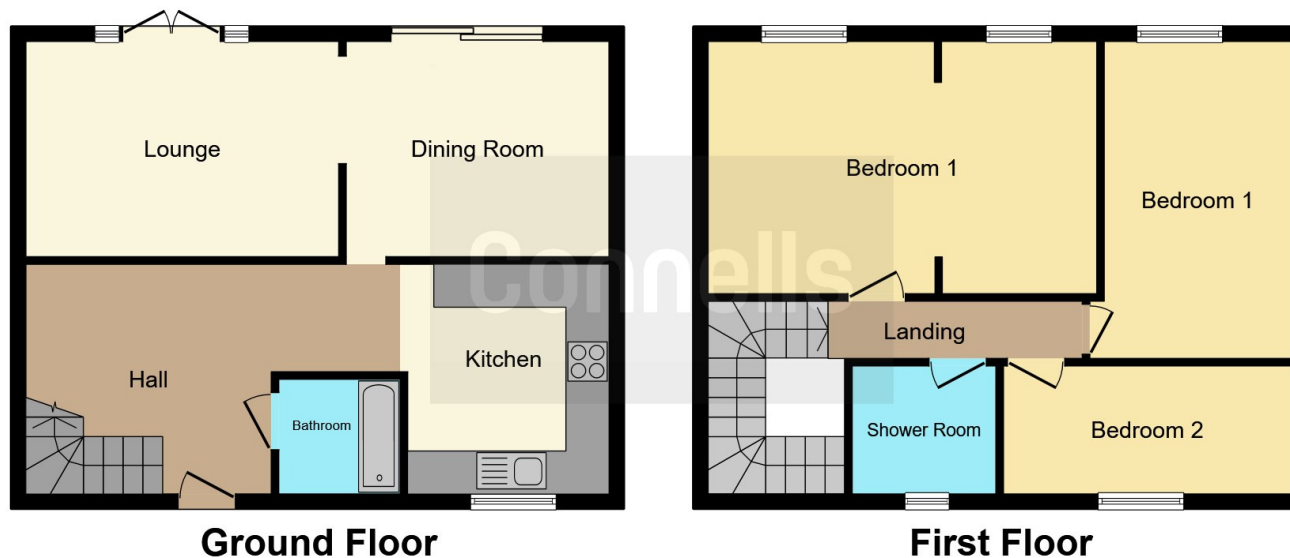












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://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/DUN311523](http://connells.co.uk/Property/DUN311523)

Tenure: Freehold



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