



**Connells**

Elm Park Close  
Houghton Regis Dunstable

# Elm Park Close Houghton Regis Dunstable LU5 5PN

for sale  
**£280,000**



## Property Description

\* \*22FT LOUNGE\* \*NO UPPER CHAIN\*  
\*OFF ROAD PARKING\* \*FANTASTIC A5-M1  
LINKS\* \*CLOSE TO SCHOOLS\*

A fantastic opportunity to own a three bedroom mid- terrace property situated in the popular location of Houghton Regis!

Accommodation comprises; entrance hall, lounge, dining room, fitted kitchen to ground floor whilst the first floor comprises; landing, three goodsize bedroom's and a family bathroom. Outside, the property benefits from front and rear garden, garage and off road parking.

Furthermore, the property is conveniently situated as to provide easy access to local amenities, schools and excellent A5 and M1 links.

An ideal purchase for first time buyers, families, upsizeers and buy to let investors!

## Entrance Hall

Door to front aspect

## Lounge

22' x 11' 10" ( 6.71m x 3.61m )

Window to rear aspect, radiator.

## Kitchen

12' 10" x 9' 10" ( 3.91m x 3.00m )

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

## Bedroom One

11' 8" x 12' 1" ( 3.56m x 3.68m )

Window to rear aspect, wood flooring, radiator,

## Bedroom Two

12' 1" x 9' 11" ( 3.68m x 3.02m )

Window to rear aspect, wood flooring, radiator,

## Bedroom Three

Window to front aspect, wood flooring, radiator,

## Bathroom

Bath with mixer taps, shower, wash hand basin, WC, walls partly tiled, vinyl flooring.

## Outside

## Front Garden

Laid to lawn

## Rear Garden

Patio









EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

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