



Connells

Douglas Crescent
Houghton Regis Dunstable

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for sale guide price
£400,000



Property Description

33FT LOUNGE *DOUBLE STOREY EXTENSION* *OFF ROAD PARKING* *21FT MASTER BEDROOM* *LARGE REAR GARDEN* EXCELLENT A5/M1 COMMUTER ACCESS*

Enjoy this spacious 3 bedroom semi-detached property with exceptional amounts of space for any growing family, situated on a lovely road in a very quiet area of Houghton Regis.

Accommodation comprises; entrance hall, open plan lounge/diner with the double storey extension giving an extensive amount of extra space along with the kitchen. The first floor comprises; landing, three double bedrooms and family bathroom. Outside the property boasts off road parking for two to three cars and a large and well kept rear garden. 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

Lounge/Diner

35' 3" x 12' 5" (10.74m x 3.78m)

Double glazed window to rear aspect, bay front window, wooden laminated flooring.

Kitchen

20' 2" x 6' 11" (6.15m x 2.11m)

Fitted kitchen, wall and base units, double glazed window to rear aspect, door to garden, radiator, integrated oven and hob, space for fridge and freezer, space for washing machine, wooden laminated flooring.

Landing

Double glazed window to rear aspect, wooden laminated flooring.

Bedroom One

20' x 7' 2" (6.10m x 2.18m)

Double glazed window to rear aspect, fitted wardrobes, carpeted flooring.

Bedroom Two

21' 10" x 9' 10" (6.65m x 3.00m)

Double glazed window to rear aspect, fitted wardrobes, carpeted flooring.

Bedroom Three

19' 11" x 11' 2" (6.07m x 3.40m)

Double glazed window to rear aspect, fitted wardrobes, carpeted flooring.

Bathroom

WC, bath with taps, wash hand basin, double glazed window to rear aspect, radiator, laminated flooring.

Outside

Front Garden

Off road parking for 2/3 cars.

Rear Garden

Large mature garden, well kept, patio area, laid to lawn, hedges and trees towards the back end.









EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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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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