



**Connells**

Evelyn Road  
Dunstable

# Evelyn Road Dunstable LU5 4NQ

for sale offers in excess of  
**£400,000**



## Property Description

**\*EAST DUNSTABLE LOCATION\* \*OFF ROAD PARKING\* \*THREE GOODSIZE BEDROOMS\* \*GOODSIZE REAR GARDEN\***

This is a brilliant opportunity to own a three bedroom semi-detached home located in the ever popular and desired East Dunstable area!

The properties accommodation comprises; entrance hall, lounge, kitchen/diner and family bathroom. The first floor boasts; three goodsize bedroom and upstairs cloakroom. Outside offers goodsize rear garden and off street parking to the front.

Additionally the property benefits from being a short walking distance to local amenities, nearby schools and only a very short and convenient drive to the A5 and M1 for commuter access.

This property is a fantastic opportunity for any Growing Families and Upsizers, this is a must view - so call Connells today to arrange your viewing!

## Entrance Hall

Door to front aspect

## Cloakroom

WC, wash hand basin.

## Lounge

13' 1" x 11' 2" ( 3.99m x 3.40m )

Doors to front aspect

## Kitchen/Diner

10' 10" x 19' 8" ( 3.30m x 5.99m )

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

## Landing

## Bedroom One

10' 1" x 10' 6" ( 3.07m x 3.20m )

Double glazed window to front aspect, radiator, carpeted flooring.

## Bedroom Two

12' 1" x 9' 2" ( 3.68m x 2.79m )

Double glazed window to rear aspect, radiator, carpeted flooring.

## Bedroom Three

7' 5" x 9' 10" ( 2.26m x 3.00m )

Double glazed window to rear aspect, radiator, carpeted flooring.

## Bathroom

Bath with overhead shower, WC, wash hand

basin, fully tiled.

**Outside**

**Driveway**

**Garage**

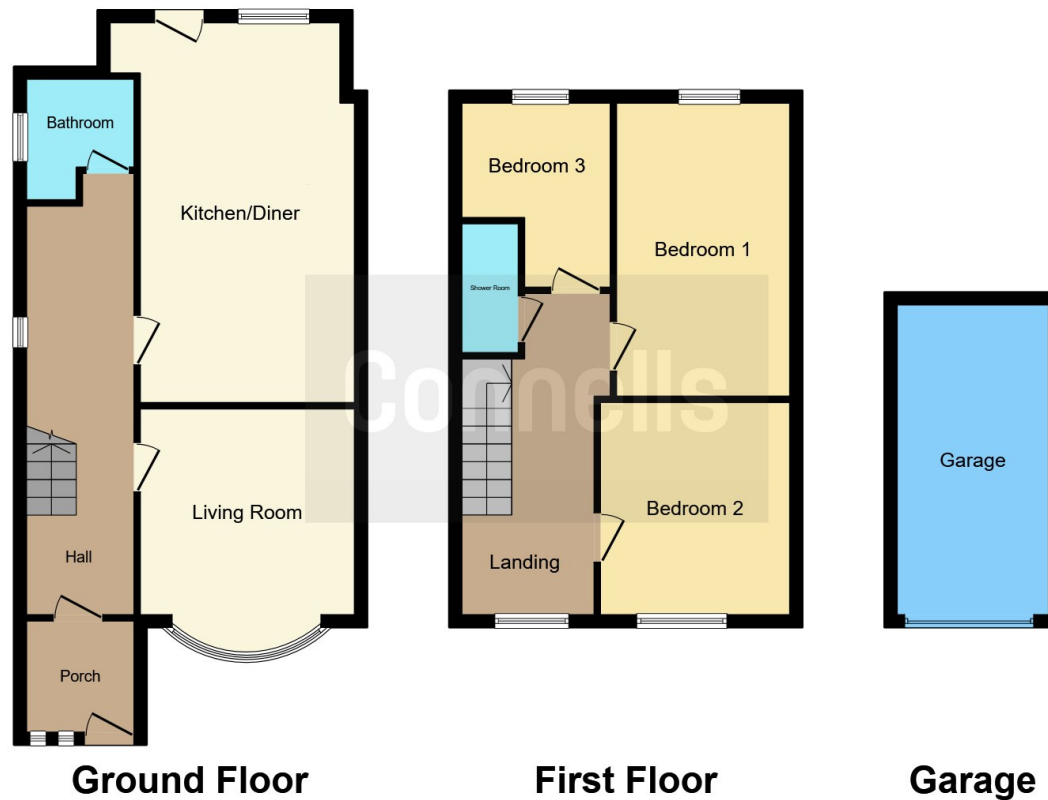
**Rear Garden**

Patio, laid to lawn









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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19 High Street North  
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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN311528](http://connells.co.uk/Property/DUN311528)**



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