



Connells

Vanbrugh Drive
Houghton Regis Dunstable

Vanbrugh Drive Houghton Regis Dunstable LU5 5SU

for sale guide price
£280,000



Property Description

****AFFORDABLE AND WELL-LOCATED 3-BEDROOM MID-TERRACE HOME***
POPULAR LOCATION OF HOUGHTON HAMLETS*OFF STREET PARKING* *CHAIN FREE*

Set in a popular and family-friendly part of Houghton Regis, this well-positioned 3-bedroom mid-terrace home is a fantastic opportunity for first-time buyers, young families, or investors looking for a property with great potential and solid value. Ideally situated close to the M1 motorway, this home also benefits from easy access to local shops, good schools, parks, and public transport links, making day-to-day life convenient and well-connected.

The property features a useful front porch, a comfortable living room, and a spacious kitchen/diner, offering a practical layout for family living. Upstairs, you'll find three bedrooms-including one double and two singles-alongside a family bathroom. While the rooms are on the smaller side, they are functional and ideal for a couple, young family, or anyone working with a modest budget.

The home is in average condition, clean and liveable as-is, but offers plenty of scope to personalise or modernise over time. the property benefits from off-street parking, and to the rear is an average-sized private garden, perfect for low-maintenance outdoor space. This is a great chance to secure a well-located home with lots of potential at an

affordable price point.

Get in touch today to arrange your viewing and see the possibilities for yourself!

Entrance Porch

Carpet, electric cupboard.

Lounge

15' 4" x 12' 3" Max (4.67m x 3.73m Max)
Laminate flooring, double glazed window to front aspect.

Kitchen

9' 2" x 12' 2" (2.79m x 3.71m)
Fitted kitchen, gas hob and electric oven, free standing appliances, double glazed window to rear aspect, brick walls, tiled flooring.

Landing

Wooden flooring.

Bedroom One

8' 6" x 10' (2.59m x 3.05m)
Built in wardrobes, laminate flooring, double glazed window to front aspect, radiator.

Bedroom Two

9' 6" x 6' 2" (2.90m x 1.88m)

Carpeted flooring, double glazed window to rear aspect, radiator.

Bedroom Three

6' 8" x 5' 10" (2.03m x 1.78m)

Storage, carpeted flooring, double glazed window to rear aspect, radiator.

Bathroom

Tiled flooring and walls, WC, wash hand basin, bath tub with overhead shower.

Outside

Front Garden

Laid to lawn and pathway.

Rear Garden

Patio, shingle area, small section of raised lawn, shed.







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

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311908



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