



Connells

Claudia Gardens
Houghton Regis Dunstable

Claudia Gardens Houghton Regis Dunstable LU5 6GY

for sale guide price
£325,000



Property Description

This incredibly presented two bedroom property is situated in the sought-after modern development Thorn in Houghton Regis. Located just a short walk away from your local amenities and a small drive away from your central links, this property is an ideal location for anyone.

Inside, you are welcomed by a generously sized entrance hall. To the front of the property, you will find the modern fitted kitchen (featuring your integrated dishwasher, electric oven, gas hob, cooker hood and fridge/freezer). To the rear of the property you are treated to a beautifully sized and (thanks to the french doors and windows to the rear) a wonderfully lit lounge area that leads straight into your back garden- featuring an outdoor sitting area perfect for entertainment. Finishing off downstairs is a more than spacious, conveniently placed cloakroom. Upstairs, you are greeted with two well-proportioned bedrooms and a modern, beautifully presented family shower room.

The property also includes an impressive rear garden featuring a perfect blend of both patio and greenery (a perfect place to relax or entertain) which leads straight to the properties very own private car-port for two that features an EV charging port as well.

Call to arrange your viewing today...

Entrance Hall

Door to front aspect, laminate flooring

Cloakroom

Extractor fan, radiator, WC , wash hand basin

Lounge

9' 8" x 8' 3" (2.95m x 2.51m)

Double glazed window to rear aspect, french doors to rear aspect, radiator, cupboard under stairs.

Kitchen

12' 2" x 14' 10" (3.71m x 4.52m)

Double glazed window to front aspect, fitted kitchen, one and a half bowl sink and drainer, wall and base units, integrated dishwasher, electric oven, gas hob, cooker hood and fridge/freezer.

Landing

Stairs from hall, loft hatch

Bedroom One

15' 1" x 8' 8" (4.60m x 2.64m)

Double glazed window to rear, radiator

Bedroom Two

14' 6" x 8' 4" (4.42m x 2.54m)

Double glazed window to front, radiator, cupboard

Wetroom

Double glazed window to rear, part tiled,
electric fan, WC, wash hand basin, walk-in
shower

Loft Space

Outside

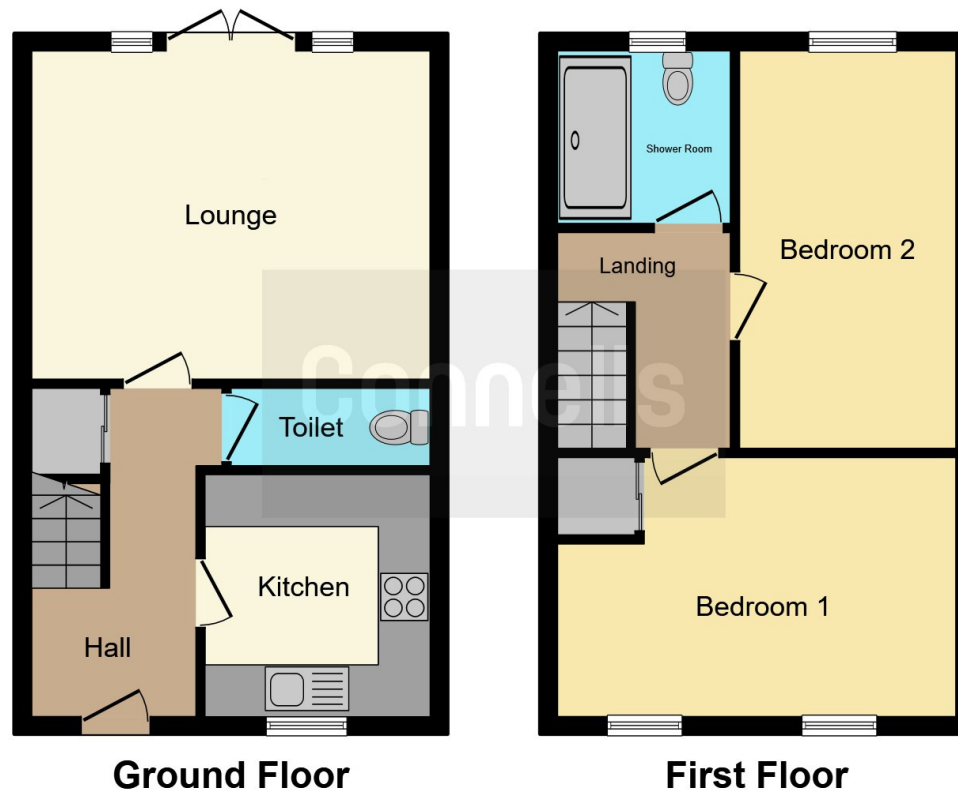
Front Garden

Rear Garden









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: B Council Tax
 Band: C

Tenure: Freehold

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