



**Connells**

Farriers Way  
Houghton Regis Dunstable



# Farriers Way Houghton Regis Dunstable LU5 5FG

for sale guide price  
**£325,000**



## Property Description

\* \*TWO BEDROOM SEMI-DETACHED HOME\* \*OFF ROAD PARKING TO THE REAR\* \*GOODSIZE REAR GARDEN\*

A fantastic opportunity to purchase this two bedroom semi-detached home located in a in the well regarded location of Houghton Regis!

Accommodation comprises; Entrance hallway, kitchen, cloakroom, lounge with doors leading to rear garden. Upstairs comprises two goodsize bedrooms and family bathroom.

This is a brilliant opportunity for any family to get a beautifully presented family home you have been looking for so don't miss out on the opportunity as viewings come highly recommended so call Connells today!

## Entrance Hall

Door to front aspect, radiator.

## Cloakroom

w/c, wash hand basin.

## Lounge

12' 11" x 15' ( 3.94m x 4.57m )

Window to rear aspect, radiator, carpet flooring.

## Kitchen

8' 4" x 6' 8" ( 2.54m x 2.03m )

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

## Landing

## Bedroom One

13' x 8' 5" ( 3.96m x 2.57m )

Window to front aspect, radiator, carpet flooring.

## Bedroom Two

12' x 8' ( 3.66m x 2.44m )

Window to rear aspect, radiator, carpet flooring.

## Bathroom

Bath with overhead shower, w/c, wash hand basin

## Outside

## Rear Garden

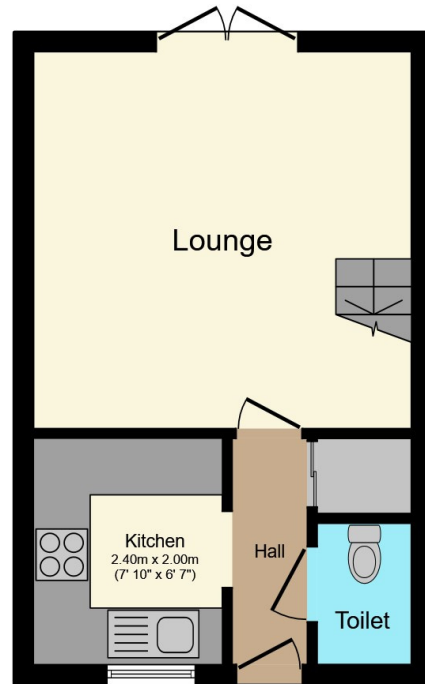




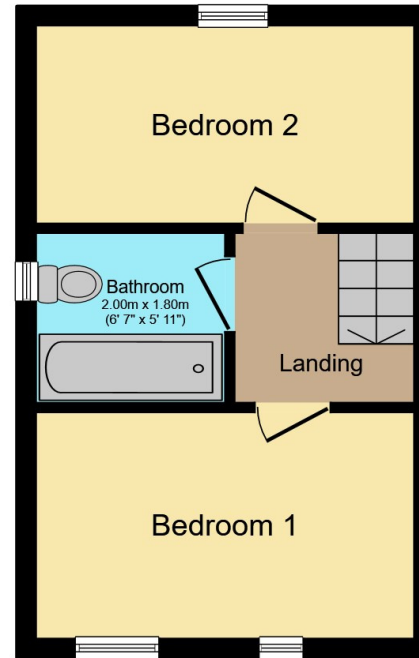








**Ground Floor**



**First Floor**

Total floor area 52.0 m<sup>2</sup> (560 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312081](http://connells.co.uk/Property/DUN312081)**



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