



**Connells**

Park Avenue  
Houghton Regis Dunstable



### Property Description

\*CUL-DE-SAC SITUATED\* \*OFF ROAD PARKING TO FRONT AND REAR\* \*IMMACULATE CONDITION\* \*EXCELLENT A5-M1 LINKS\*

A fantastic opportunity to own a well presented three bedroom semi-detached family home situated on a well regarded road in a popular location of Houghton Regis!

Accommodation comprises; entrance hall, lounge, fitted kitchen and dining room to ground floor whilst the first floor comprises; landing, three bedrooms and a family bathroom. Outside, the home benefits from ample off road parking to front and rear, garage and a low maintenance rear garden.

Furthermore, the property is conveniently situated as to provide easy access to local amenities, a variety of schools and excellent A5 and M1 links.

An ideal purchase for first time buyers, upsizers and families!

### Porch

Door to front aspect

### Entrance Hall

Door to front aspect

### Lounge

Double glazed window to front aspect, radiator, wooden laminate flooring.

### Kitchen

Fitted kitchen, work surfaces, wall and base units, double glazed window to side and rear aspect, integrated oven and hob, cooker-hood, space for dishwasher, space for washing machine, space for fridge / freezer.

### Dining Room

Wooden laminate flooring, radiator, double glazed doors to rear garden

### Landing

Double glazed window to side aspect,

### Bedroom One

Double glazed window to front aspect, radiator, built in wardrobes

### Bedroom Two

Double glazed window to rear aspect, radiator

### Bedroom Three

Double glazed window to rear aspect,

radiator, fitted wardrobes, carpeted flooring.

## Bathroom

Double glazed window to front aspect

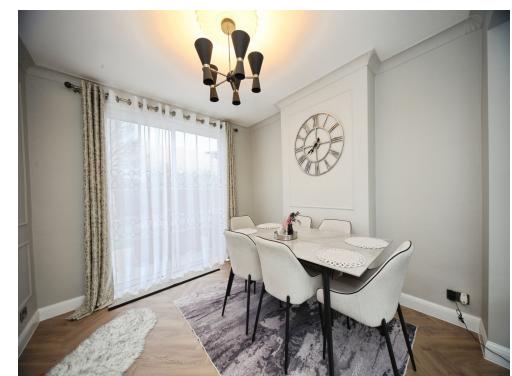
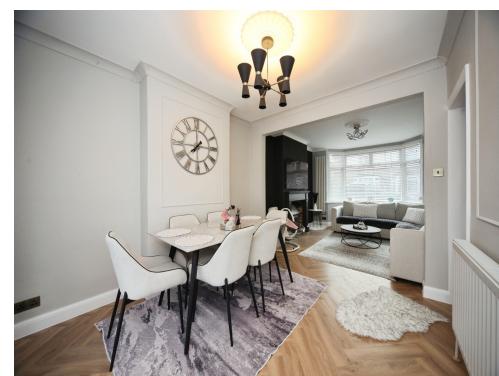
## Outside

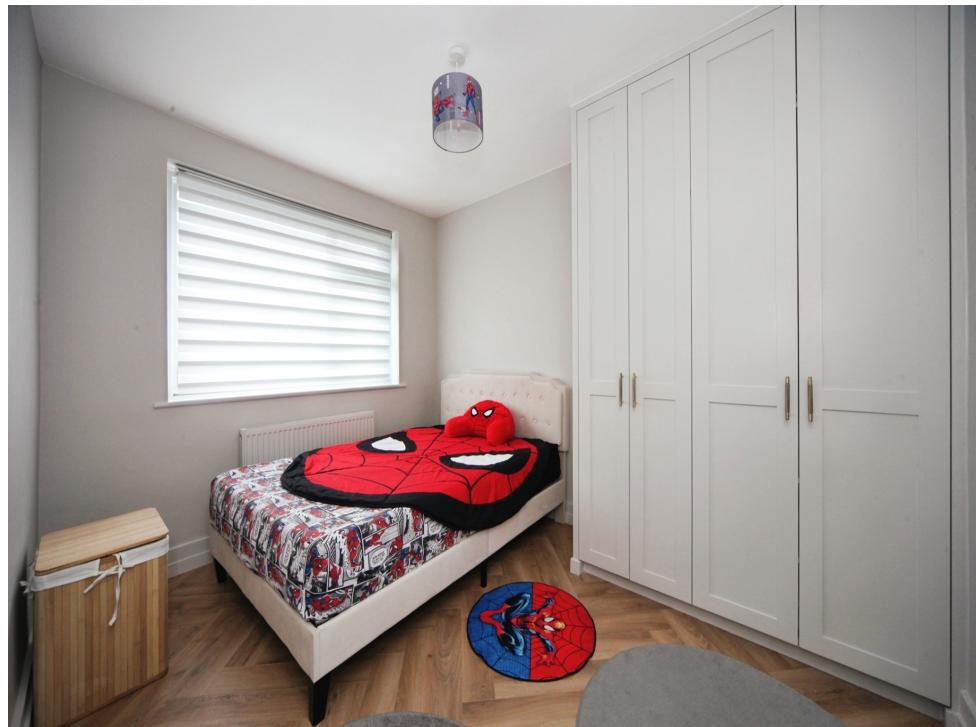
### Front Garden

Driveway parking.

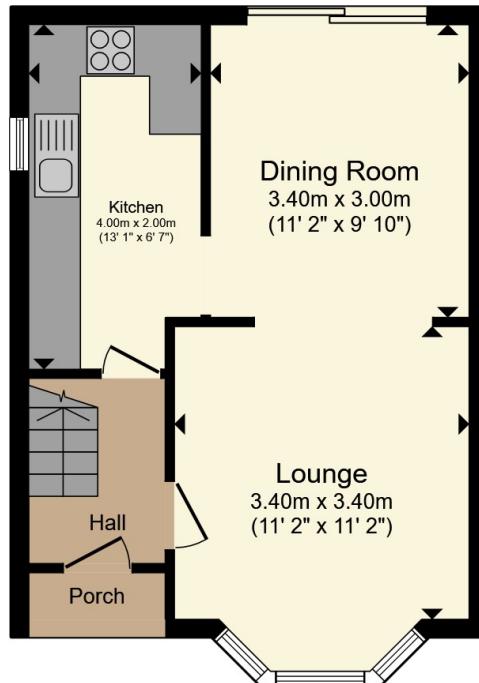
### Rear Garden

Patio area, astro turf, outbuilding/storage.

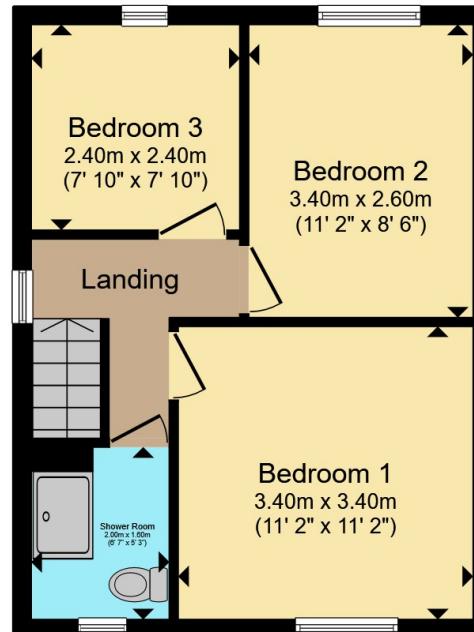








**Ground Floor**



**First Floor**

Total floor area 71.5 m<sup>2</sup> (770 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  
 DUNSTABLE LU6 1HX

EPC Rating: E    Council Tax  
 Band: C

Tenure: Freehold

view this property online [connells.co.uk/Property/DUN312144](http://connells.co.uk/Property/DUN312144)



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Property Ref: DUN312144 - 0004