



**Connells**

Betony Meadow  
Houghton Regis Dunstable



# Betony Meadow

## Houghton Regis Dunstable LU5 7AJ

for sale guide price  
**£425,000**



### Property Description

Located within a modern development on the outskirts of Houghton Regis, this well-presented three-bedroom semi-detached townhouse offers contemporary accommodation with excellent transport links.

The ground floor comprises a fully integrated kitchen, downstairs cloakroom, and a bright lounge with french doors opening onto the rear garden. Upstairs, the master bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom also features fitted wardrobes with Jack & Jill access to the family bathroom. A good-sized third bedroom completes the accommodation.

The rear garden has been fully landscaped with lawn, gravel and decking, creating a low-maintenance outdoor space. The property is ideally positioned for commuters with easy access to M1 Junction 11a and nearby amenities.

### Entrance Hall

Composite front door, doors to cloakroom, lounge and kitchen.

### Cloakroom

Wash hand basin, WC, extractor fan, radiator.

### Lounge

French doors to rear garden, storage, two radiators.

### Kitchen

Double glazed window, fitted kitchen with wall and base units, gas hob with cooker hood over, integrated oven, integrated dishwasher, integrated washing machine, integrated fridge freezer, one bowl sink, radiator.

### Bedroom Two

Double glazed window to rear aspect, radiator, fitted wardrobes, Jack & Jill to bathroom.

### Bedroom Three

Double glazed windows to front aspect, radiator, carpeted floor.

### Bathroom

Wash hand basin, WC, panel enclosed bath with shower over, extractor fan, radiator.

### Second Floor

### Bedroom One

Double glazed windows, fitted wardrobes, radiator, carpeted floor, storage, loft, door to en-suite.

## En-Suite To Bedroom One

Double glazed window, Wash hand basin, WC, double Shower cubicle, radiator, extractor fan, partially tiled walls.

## Outside

### Front Garden

Gravel with pathway to front door, two parking spaces and visitors parking.

### Rear Garden

Laid to lawn, graveled area, wooden paneled fencing to borders.

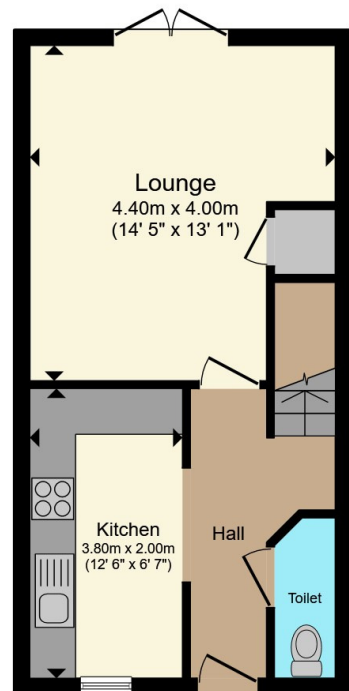




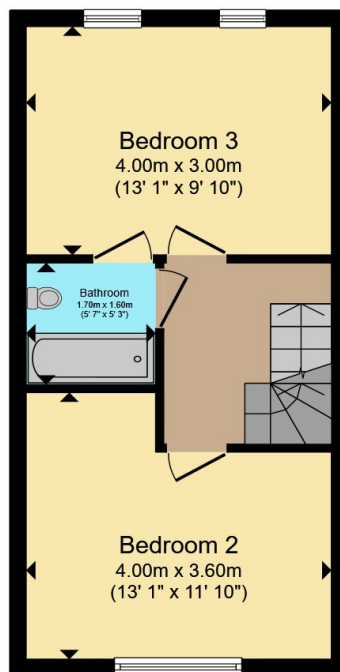




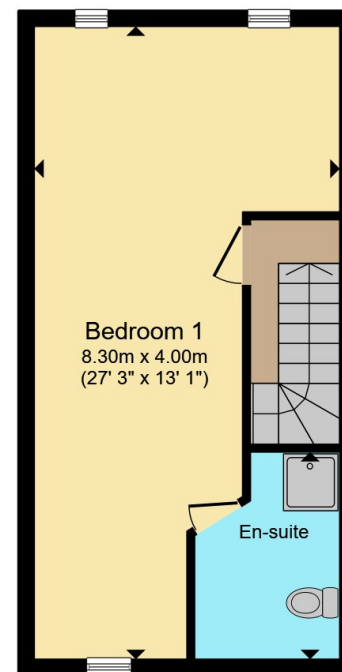




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 99.6 m<sup>2</sup> (1,072 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)

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

Tenure: Freehold

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Property Ref: DUN312147 - 0006