



**Connells**

Langdale Road  
Dunstable



## Property Description

**\*SOUTH WEST DUNSTABLE\* \*TWO GOODSIZE BEDROOM'S\* \*OFF ROAD PARKING\* \* EXCELLENT SCHOOLING CATCHMENTS\***

A spacious two bedroom semi detached bungalow situated in a sought after area of South West Dunstable close to local amenities, convenient A5-M1 commuter access and excellent schools!

Accommodation comprises; Entrance hall, lounge / diner, kitchen, two goodsize bedrooms, family bathroom and family bathroom Outside, the home boasts, front and rear garden and off road parking to front.

Call today to arrange your viewing!!

### Entrance Hall

Door to front aspect

### Lounge / Diner

11' 2" x 29' 3" ( 3.40m x 8.92m )

window to front aspect, radiator, wooden laminate flooring

### Kitchen

7' 2" x 9' 7" ( 2.18m x 2.92m )

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and

freezer, space for washing machine.

### Bedroom One

7' 9" x 11' 3" ( 2.36m x 3.43m )

Window to rear aspect aspect, radiator, carpet flooring

### Bedroom Two

8' 8" x 10' 3" ( 2.64m x 3.12m )

window to front aspect, radiator, carpet flooring

### Bathroom

Window to side aspect, shower cubical,

### Outside

### Front Garden

Off road parking

### Rear Garden

Off road parking













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN310996](http://connells.co.uk/Property/DUN310996)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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