



**Connells**

St. Michaels Avenue  
Houghton Regis Dunstable



# St. Michaels Avenue Houghton Regis Dunstable LU5 5DW

for sale guide price  
**£325,000**



## Property Description

\* \*THREE BEDROOM SEMI-DETACHED HOME\* \*OFF ROAD PARKING\* \*GARAGE\* \*GOODSIZE REAR GARDEN\* \*CLOSE TO M1-A5 LINKS.

Connells are happy to offer this bedroom semi-detached property situated in the ever popular and growing location of Houghton Regis.

The property comprises, Entrance hall, lounge, kitchen/ diner, conservatory leading to rear garden. The first floor features three goodsize bedrooms and family bathroom. Outside offers good size rear garden and off road parking to the front.

This property has plenty of added benefits being close to local amenities, close to good schools and only being a short distance to the A5/M1. Viewings come highly recommended as this property is ideal for any growing families or up-seizers so CALL US TODAY!

## Entrance Hall

Door to front aspect

## Lounge

14' 8" x 9' 10" ( 4.47m x 3.00m )

Window to front aspect, radiator, carpet flooring

## Kitchen

13' 3" x 7' 8" ( 4.04m x 2.34m )

Window to rear aspect, Fitted kitchen, wall and base units, work surfaces, one bowl sink / drainer, free standing cooker, space for fridge and freezer, space for dishwasher.

## Bedroom One

10' 6" x 14' 8" ( 3.20m x 4.47m )

Window to front aspect, radiator, carpet flooring

## Bedroom Two

8' 8" x 9' 2" ( 2.64m x 2.79m )

Window to rear aspect, radiator, carpet flooring

## Bedroom Three

11' 8" x 6' 1" ( 3.56m x 1.85m )

Window to front aspect, radiator

## Bathroom

Window to rear aspect, bath, walk in shower, wash hand basin, WC, heated floor.

## Outside

## Front Garden

Off road parking

## Rear Garden

patio, laid to lawn, side access













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](http://www.focalagent.com)

To view this property please contact Connells on

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19 High Street North  
 DUNSTABLE LU6 1HX

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/DUN311621](http://connells.co.uk/Property/DUN311621)



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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