



**Aylesbury Drive, Houghton Regis, Dunstable, LU5 6FX**

**welcome to**

## **Aylesbury Drive, Houghton Regis, Dunstable**

Situated on the outskirts of HOUGHTON REGIS is this IMMACULATELY presented DETACHED family home. Benefits include: separate reception rooms, kitchen/breakfast room and cloakroom. On the first floor are four good sized bedrooms and family bathroom. Outside is a garage, garden and parking.

### **Entrance Hall**

Double glazed door to the front, double glazed window to the front, stairs to the first floor and radiator.

### **Cloakroom**

Partially tiled with wash hand basin and WC. Radiator and double glazed window to the side.

### **Lounge**

15' x 14' 9" ( 4.57m x 4.50m )

Two double glazed windows to the front, TV point, telephone point and radiator. Double glazed double doors leading out to the garden.

### **Dining Room**

11' 2" x 10' ( 3.40m x 3.05m )

Radiator and double glazed windows to the front and side.

### **Kitchen/breakfast Room**

22' 5" x 11' 3" ( 6.83m x 3.43m )

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, 1½ bowl stainless steel sink with drainer, electric oven and gas hob with cooker hood over. Fitted dishwasher and washing machine. Space for a fridge/freezer. Radiator and double glazed windows to the rear and side. Double glazed double doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard and loft access. Double glazed window to the rear.

### **Bedroom One**

19' 11" max x 11' 3" ( 6.07m max x 3.43m )

Built-in wardrobes, telephone point, radiator and double glazed windows to the front and rear.

### **En-Suite**

Partially tiled with wash hand basin, WC and shower cubicle. Radiator and extractor fan. Double glazed window to the side.

### **Bedroom Two**

15' 10" max x 10' 1" max ( 4.83m max x 3.07m max )

Fitted wardrobes, radiator and double glazed windows to the front and rear.

### **Bedroom Three**

10' x 9' 8" ( 3.05m x 2.95m )

Built-in cupboard, radiator and double glazed window to the front.

### **Bedroom Four**

11' 5" x 8' 11" ( 3.48m x 2.72m )

Radiator and double glazed window to the front.

### **Bathroom**

Partially tiled with wash hand basin, WC and bath with mixer taps. Radiator and extractor fan. Double glazed window to the side.

### **Outside Garage**

Garage with up & over door.

### **Front Garden**

Main laid to lawn with flower and shrub borders plus path leading to the front door.

### **Rear Garden**

Mainly laid to lawn with patio area, decked area and gated rear access.

### **Agents Note**

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.



**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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**welcome to**

**Aylesbury Drive, Houghton Regis,  
Dunstable**

- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- APPROX 1500 SQFT

Tenure: Freehold EPC Rating: B

guide price

**£485,000**



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Property Ref:  
LBZ107544 - 0003

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