

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" mas x 11' 3" (6.07m mas 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' \times 9' 8" ($3.05m \times 2.95m$) Built-in cupboard, radiator and double glazed window to the front.

Bedroom Four

11' 5" \times 8' 11" ($3.48m \times 2.72m$) 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.

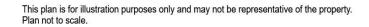
Rear Garden

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.









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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 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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