

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Furzen Close, Dunstable, Bedfordshire

**£575,000 Freehold**



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The Property Experts with the Personal Touch

# Furzen Close, Dunstable, Bedfordshire

**£575,000**



## Front

Entrance Hall

Downstairs WC

Snug

11'9" x 7'9" (3.57m x 2.36m)

Kitchen/Breakfast Room

18'8" x 9'9" (5.68m x 2.97m)

Utility Room

5'3" x 7'9" (1.61m x 2.35m)

Lounge Area

11'6" x 14'8" (3.51m x 4.48m)

Dining Area

11'6" x 9'9" (3.51m x 2.97m)

Family Room

9'0" x 24'5" (2.74m x 7.45m)

## First Floor Landing

Bedroom 1

10'3" x 14'10" (3.12m x 4.52m)

En-suite Shower Room

Bedroom 2

10'2" x 9'9" (3.11m x 2.97m)

Bedroom 3

8'3" x 9'9" (2.52m x 2.98m)

Bedroom 4

9'7" x 8'1" (2.92m x 2.46m)

Family Bathroom

Rear Garden

Blockpaved Driveway For Three Vehicles

address: 15b High Street North  
Dunstable, Beds LU6 1HX

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Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

## The Property Experts with the Personal Touch

**MISDESCRIPTIONS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Offered for sale in IMMACULATE CONDITION THROUGHOUT, this SUBSTANTIAL DETACHED RESIDENCE, sits within the DESIRABLE AREA of SOUTH-WEST DUNSTABLE. This FAMILY HOME offers a WEALTH OF LIVING ACCOMMODATION including a STUNNING OPEN PLAN LIVING/DINING/FAMILY area to the rear, this is TRULY A MUST VIEW!

Household Estate Agents invite you to view this SPACIOUS property offering OVER 1600 SQ.FT of VERSATILE LIVING, the property further benefits from a near 19FT KITCHEN/BREAKFAST ROOM, a UTILITY ROOM, an EN-SUITE SHOWER TO BEDROOM ONE, a GOOD SIZE GARDEN to the rear and a BLOCK PAVED DRIVEWAY FOR THREE VEHICLES.

Furzen Close is a POPULAR and QUIET CUL-DE-SAC location which is situated within the South-West quadrant of Dunstable with EXCELLENT COMMUTING LINKS nearby such as JUNCTION 9 OF THE M1 MOTORWAY being within an approximate 10 minute car journey, the Town centre is within walking distance as well as plenty of day-day local amenities located on both Lowther Road and Langdale Road. There are MULTIPLE MAINLINE TRAIN STATIONS which are all commutable from this area. This is an ideal area for families with FANTASTIC SCHOOLING serving this catchment area such as Ardley Hill Primary, Priory Academy and Queensbury Academy.

The accommodation boasts an entrance hall, downstairs WC, snug, kitchen/breakfast room, utility room, open plan living/dining/family room, first-floor landing, bedroom one with en-suite shower room and walk-in wardrobe, three good size further bedrooms and a family bathroom. The rear garden enjoys a good size plot which is laid mainly to lawn with an additional patio area and a pond area at the bottom of the garden.



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## Road Map



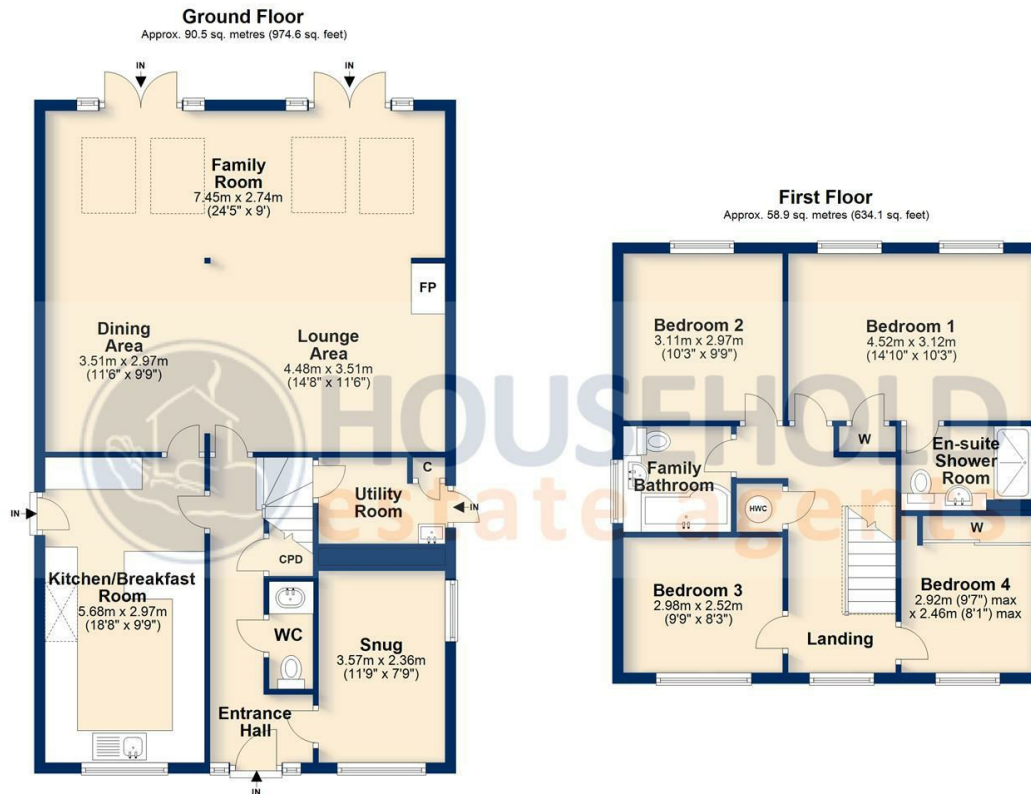
## Hybrid Map



## Terrain Map



## Floor Plan



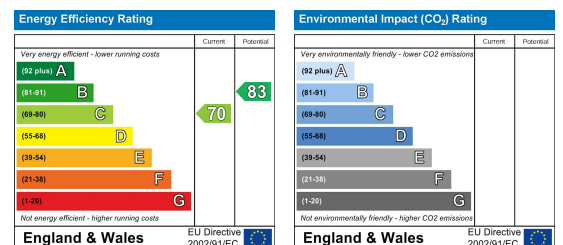
Total area: approx. 149.5 sq. metres (1608.7 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.  
Plan produced using PlanUp.

## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

## EPC



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