

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

3 Ashington Way, Houghton Regis, LU5 6RQ

**£350,000 Freehold**



For details on all of our properties for sale and for rent visit [www.house-hold.co.uk](http://www.house-hold.co.uk)



The Property Experts with the Personal Touch



3 Ashington Way, Houghton Regis, LU5 6RQ

£350,000



## Entrance Hall

Entered via a composite front door, staircase to the first floor

## Living Room

13'7" max x 8'0" ext to 10'5" (4.14m max x 2.44m ext to 3.18m)  
Double glazed window to front aspect, radiator

## Cloakroom

5'7" x 7'1" (1.70m x 2.16m)  
Fitted with a low level W.C, worktop incorporating wash hand basin with storage under, radiator

## Kitchen/Dining Room

14'8" x 13'9" (4.47m x 4.19m)  
Fitted with a range of floor and wall units with worktop over, one and a half bowl sink unit, fitted oven, hob and extractor, integrated fridge freezer, storage cupboard, double glazed French doors to the rear garden

## First floor landing

## Bedroom 2

9'7" x 14'0" (2.92m x 4.27m)  
Double glazed window to rear, fitted wardrobes, radiator

## Bathroom

7'1" x 7'1" (2.16m x 2.16m)  
Low level W.C, pedestal wash hand basin, panelled bath with shower screen and shower attachment, radiator

## Bedroom 3

12'6" x 6'11" (3.81m x 2.11m)  
Double glazed window to front aspect, radiator

## Inner lobby

Double glazed window to front aspect, radiator, staircase to the second floor

## Second floor

## Bedroom 1

19'2" to wardrobes x 13'10" max  
Double glazed box bedroom to front aspect, fitted wardrobes, radiator, double glazed roof window to rear aspect

## En Suite shower room

7'7" x 5'2" (2.31m x 1.57m)  
Double glazed roof window to rear aspect, low level W.C, pedestal wash hand basin, shower cubicle, radiator

## Outside

## Rear Garden

Patio area, then laid to lawn, gated side access

## Allocated Parking

Two allocated parking spaces to the front

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

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

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.

Located on the popular Thorn Fields development in Houghton Regis, this three bedroom semi detached town house is ideally located for the Commuter with the A5 -M1 link road being a short drive away and for families, the local area has plenty of green space, Schools and is only a short drive to Houghton Regis shopping centre.

The accommodation comprises entrance hall, living room, cloakroom and kitchen/dining to the ground floor, two bedrooms and bathroom to the first floor with the top floor being exclusively for the main bedroom and En suite. Outside there is a rear garden and to the front, two allocated parking spaces.

Call now to arrange a viewing.



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

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

telephone: 01582 477 077

email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

## 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.

## Road Map



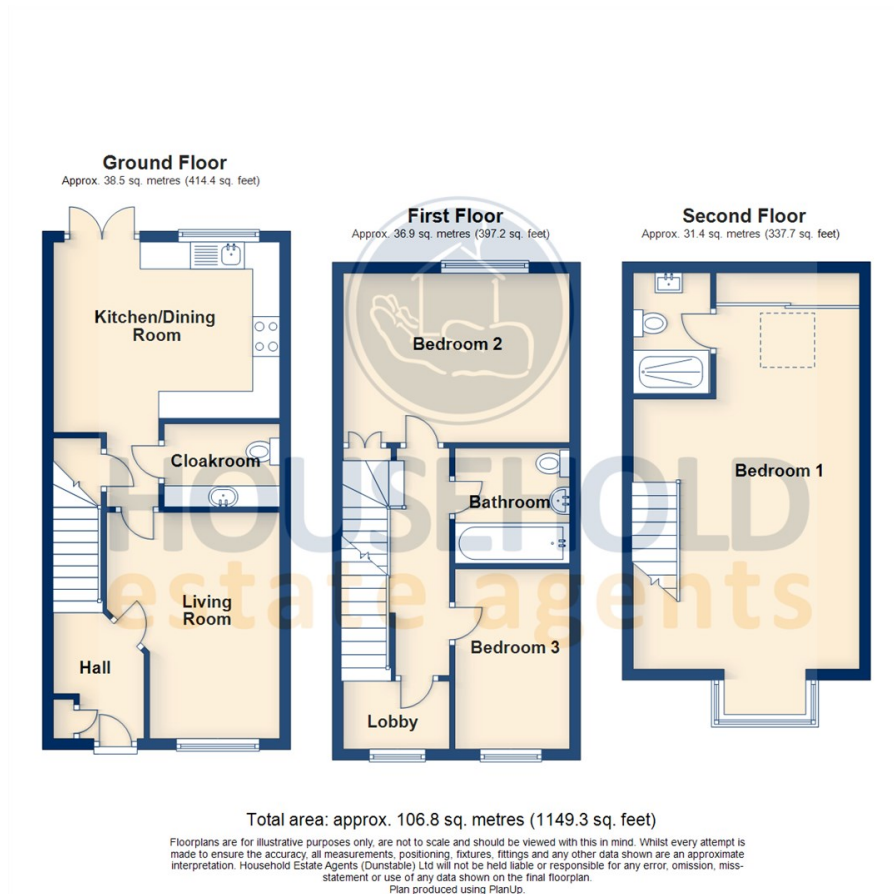
## Hybrid Map



## Terrain Map



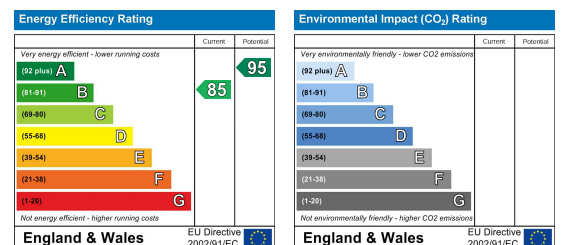
## Floor Plan



## 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



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

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

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.