

Dunstable Office:
01582 477 077

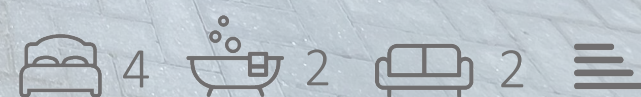


HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings



Aidans Close, Dunstable
£450,000



Aidans Close, Dunstable

This EXTENDED DETACHED FAMILY HOME has been MUCH IMPROVED by the current owners, offering over 1300 SQ.FT of SPACIOUS LIVING including SEPARATE RECEPTIONS and TWO BATHROOMS. The property also benefits from a DRIVEWAY FOR THREE VEHICLES and a RE-MODELLED REAR GARDEN.

Porch

Entrance Hall

6'0" x 5'9" (1.82m x 1.75m)

Lounge/Diner

22'9" x 13'11" (6.93m x 4.23m)

Kitchen

12'10" x 10'9" (3.91m x 3.28m)

Office

13'4" x 10'9" (4.07m x 3.28m)

Utility Room

6'5" x 7'2" (1.96m x 2.19m)

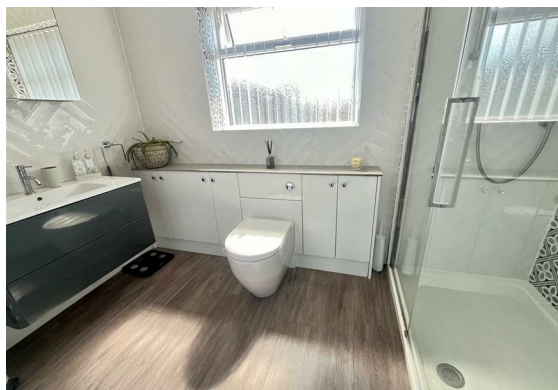
WC

Landing

8'1" x 5'9" (2.47m x 1.75m)

Main Bedroom

16'10" x 10'0" (5.13m x 3.05m)





En-suite Shower Room

5'4" x 10'0" (1.63m x 3.05m)

Bedroom 2

11'2" x 8'2" (3.40m x 2.49m)

Bedroom 3

11'3" x 8'7" (3.43m x 2.61m)

Bedroom 4

8'5" x 8'8" (2.56m x 2.64m)

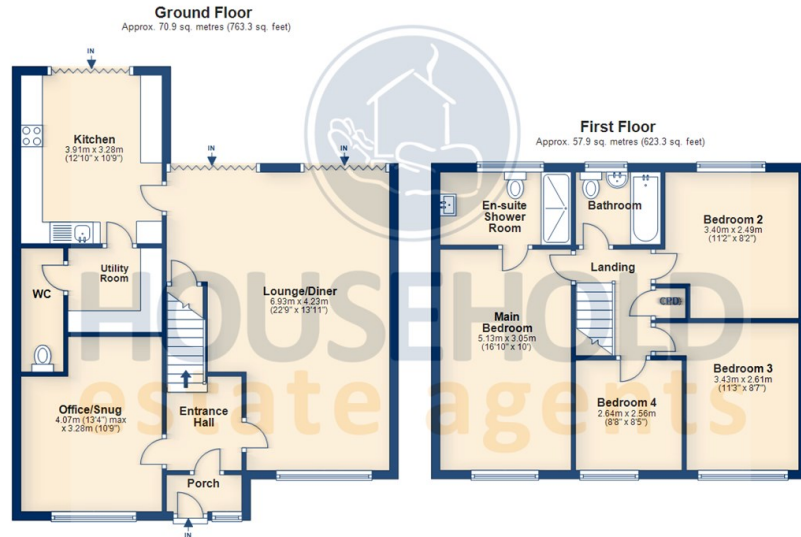
Bathroom

5'7" x 6'6" (1.70m x 1.98m)

Rear Garden



Floor Plan



Total area: approx. 128.8 sq. metres (1386.6 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, mis-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.

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

Area Map



EPC

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The Property Experts with the Personal Touch

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