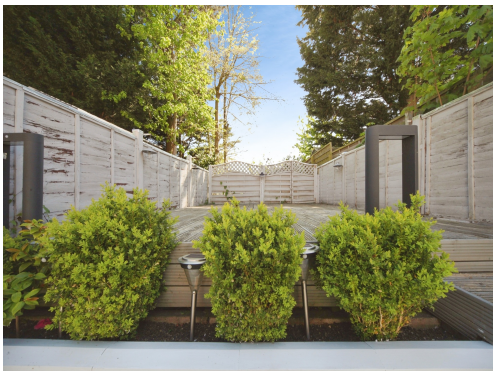




Connells

Watling Gardens
Dunstable



Property Description

**** Watling Gardens, Dunstable ****

Located within a popular residential area, this well-presented semi-detached townhouse offers spacious and flexible accommodation arranged over three floors, ideal for modern family living.

The ground floor features a welcoming entrance hall, a well-proportioned kitchen, and a comfortable lounge which flows seamlessly into the conservatory, creating an excellent open and sociable living space filled with natural light and overlooking the rear garden. A cloakroom completes the ground floor.

The first floor provides two well-sized bedrooms, served by a family bathroom.

Occupying the entire second floor is an impressive principal suite, comprising a bedroom, a separate dressing room, and a private en-suite shower room, offering a peaceful and private retreat.

Externally, the property benefits from driveway parking to the front. The rear garden is a real highlight, featuring a generous patio area ideal for outdoor dining, with steps leading up to a large decking area, perfect for entertaining and relaxation.

This attractive townhouse combines well-balanced living space with excellent outdoor features, making it an ideal choice for families or professionals alike. Call to book your viewing!

Ground Floor

Entrance Hall

Door to front aspect, stairs to first landing

Cloakroom

WC, wash hand basin

Lounge

French doors to rear aspect through to conservatory, laminate flooring

Conservatory

French doors to lounge, french doors out to rear garden, laminate flooring

Kitchen

Window to front aspect, fitted kitchen, wall and base units, work surfaces, one and a half bowl sink & drainer, space for washing machine, space for dishwasher, space for fridge freezer, integrated oven and hob, cooker-hood, tiled flooring, spotlights

Landing To First Floor

Stairs from hall

Bedroom One (floorplan)

Bay window to front aspect, laminate flooring

Bedroom Two (floorplan)

Window to rear aspect, laminate flooring

Bathroom/Shower Room

WC, wash hand basin with vanity, large walk in shower

Landing To Second Floor

Stairs

Bedroom Three (floorplan)

Window to front aspect, laminate flooring

Dressing Room

Window to rear aspect, laminate flooring

En Suite

Window to rear aspect, WC, wash hand basin with vanity, shower cubicle

Outside

Front Garden

Driveway parking

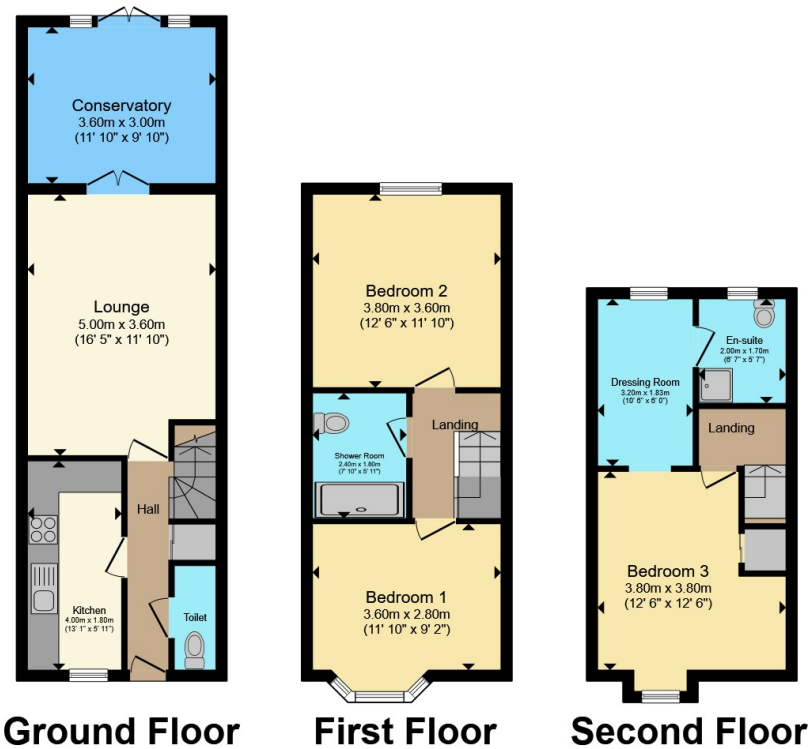
Rear Garden

Patio area, steps up to large decking area, shrub lined border









Total floor area 103.6 m² (1,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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