



Connells

St. Michaels Avenue
Houghton Regis DUNSTABLE



Property Description

****THREE BEDROOMS END-TERRACE TOWN HOUSE *15FT LIVING ROOM* *UTILITY ROOM* *GROUND FLOOR CLOAKROOM/SHOWER* *SECOND FLOOR FAMILY BATHROOM* *OFF ROAD PARKING/GARAGE****

A fantastic opportunity to own a spacious three bedroom end-terraced family home situated in the popular location of Houghton Regis!

Arranged over three floors and boasting versatile living accommodation comprising; entrance hall, cloakroom/shower, a good size third bedroom and utility room to ground floor. The first floor comprises; lounge, kitchen/dinner and the balcony whilst the second floor comprises; master bedroom, second bedroom and a family bathroom. Outside, the home benefits from off road parking, garage and a generous garden to the side and rear of the property.

An IDEAL purchase for today's modern families - the home is well positioned for the commuter with easy A5-M1 links nearby and only a short walk to local amenities and a variety of good schools!

Entrance Hall

Tiled/laminate flooring, Radiator

Shower Room

Double glazed window to front aspect, shower in shower cubicle, wash hand basin, extractor fan, WC, fully tiled walls, heated towel rail, tiled flooring.

Lounge

10' 10" x 15' 11" Max (3.30m x 4.85m Max)
Double glazed patio doors to rear balcony, Radiator, Laminate flooring.

Kitchen/Diner

10' 8" x 15' 11" (3.25m x 4.85m)
Fitted kitchen, wall and base units, double glazed window to front aspect, one and a half bowl sink / drainer, work surfaces, part tiled walls, space for oven and hob, cooker-hob, space for Dishwasher, space for fridge / freezer, Radiator, Laminate flooring.

Utility Room

5' 8" x 7' 6" (1.73m x 2.29m)
Wall and base units, sink/drain, work surfaces, tiled flooring, space for tumble dryer, space for washing machine, double glazed window to rear aspect.

First Landing

Carpet flooring, Side aspect window and Radiator.

Second Landing

Carpet flooring, Side aspect window and

Radiator.

Bedroom One

10' 10" x 15' 11" Max (3.30m x 4.85m Max)

Double glazed window to rear aspect, Radiator,Laminate flooring,Storage.

Bedroom Two

8' 6" x 9' (2.59m x 2.74m)

Double glazed window to front aspect, Built in wardrobes, Radiator, Laminate flooring.

Bedroom Three

10' 11" x 8' 1" (3.33m x 2.46m)

Double glazed window to rear aspect, Radiator,Laminate flooring.

Bathroom

Double glazed window to front aspect, heated towel rail, bath with taps, shower, wash hand basin, WC, fully tiled walls, tiled flooring.

Outside

Front Garden

Driveway,Garage,Access to rear garden.

Rear Garden

Fence enclosed,Gate access,Laid lawn.









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.focalagent.com

To view this property please contact Connells on

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN311810



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN311810 - 0004