



**Aylesbury Drive, Houghton Regis, Dunstable, LU5 6FX**

**welcome to**

## **Aylesbury Drive, Houghton Regis, Dunstable**

Brown & Merry present a rare opportunity to own this well-presented, two-bedroom, end-of-terraced property. With an open-plan kitchen/diner/lounge, two good sized double bedrooms and easy commuting routes to the M1 makes this ideal for commuters and families alike.

### **Entrance Hall**

Double-glazed door to the front and storage cupboard with space for the washing machine.

### **Kitchen / Lounge / Diner**

22' 9" x 13' ( 6.93m x 3.96m )

Lounge area: Double-glazed, bay window to the side and double-glazed window to the rear. Radiator and double-glazed window overlooking the garden.

Kitchen/dining area: Fitted with a mix of wall and base units with work surface over, 1.5 stainless steel sink with drainer and space for a cooker. Integrated dishwasher and space for a fridge/freezer. Breakfast bar.

### **First Floor Landing**

Stairs from the ground floor and doors to both bedrooms and the family bathroom.

### **Bedroom One**

13' 1" x 11' 6" ( 3.99m x 3.51m )

Radiator and double-glazed windows to the front and side.

### **Bedroom Two**

13' 1" x 8' 5" ( 3.99m x 2.57m )

Radiator and double-glazed window to the front.

### **Bathroom**

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over. Heated towel rail, shaver point and extractor fan.

### **Outside Rear Garden**

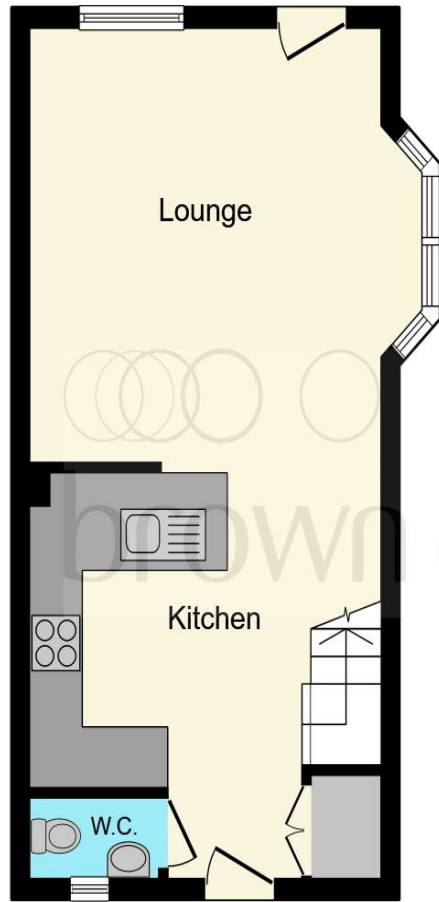
Enclosed by a brick wall with gated side access the garden is laid to lawn with a patio area.

### **Parking**

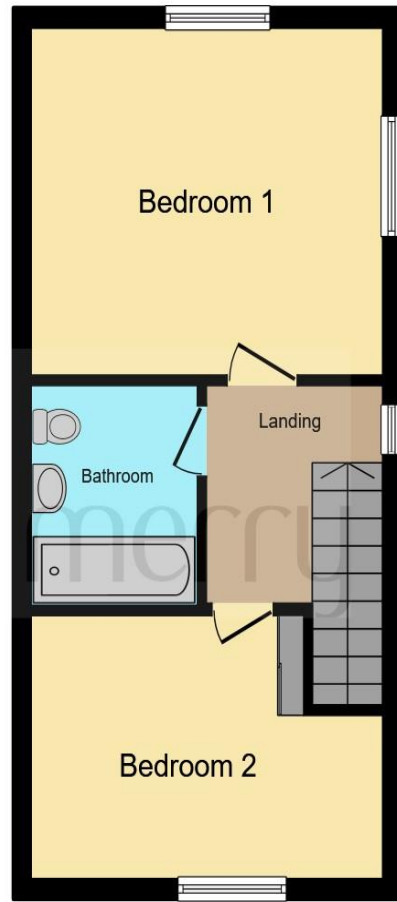
Off-road parking for 2 cars.

### **Agents Note**

This property is currently under shared ownership with 50% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Hightown Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.

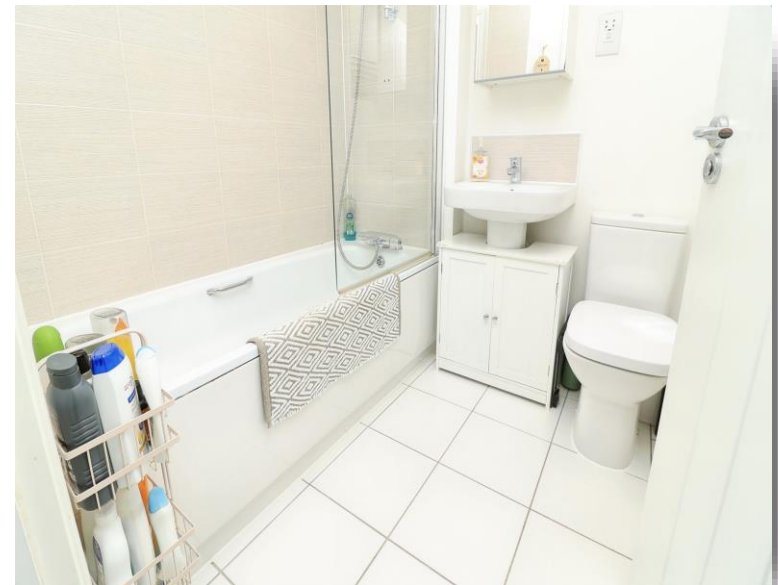


**Ground Floor**



**First Floor**

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](http://www.focalagent.com)



**welcome to**  
**Aylesbury Drive,**  
**Houghton Regis, Dunstable**

- TWO BEDROOM END-TERRACE
- OPEN-PLAN LIVING
- MODERN KITCHEN
- REAR GARDEN
- OFF-ROAD PARKING

Tenure: Leasehold EPC Rating: B  
Council Tax Band: C Service Charge: Ask Agent  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 05 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£310,000**



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells

**view this property online** [brownandmerry.co.uk/Property/LBZ109433](https://www.brownandmerry.co.uk/Property/LBZ109433)



Property Ref:  
LBZ109433 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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