

for sale

offers in excess of **£325,000** Freehold



Russell Close Kensworth DUNSTABLE LU6 3RW

- Energy Rating: F
- Three-bedroom family home
- Sought-after Kensworth village location
- Overlooking an attractive open green
- Spacious open-plan kitchen/dining area



Property Details

Entrance Hall

Under stairs storage, radiator

Lounge

Bay window to front aspect, electric fire, radiator, laminate flooring

Kitchen

Patio doors to rear aspect, Birmingham sink, Range cooker, cooker-hood, work surfaces, hidden lights, tiled flooring

Utility Room

Door and window to side aspect, space for washing machine, tiled walls and flooring

Landing

Carpet

Bedroom One

Window to front aspect, storage, vinyl flooring, radiator

Bedroom Two

Window to rear aspect, wardrobe space, vinyl flooring, radiator

Bedroom Three

Window to front aspect, storage, radiator, laminate flooring

Bathroom

Window to rear aspect, wash hand basin, WC, double shower, partly tiled walls, extractor fan, laminate flooring

Outside

Front Garden

Laid to lawn, mature trees, shared path

Rear Garden

Patio area, built in seating area, gate to rear, garage

Garage

Up and over door, lights, parking space





Total floor area 80.6 m² (868 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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Property Ref: DUN312228 - 0002

Tenure:Freehold EPC Rating: F

Council Tax Band: E

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.

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