



**Connells**

Knights Close  
Eaton Bray Dunstable

# Knights Close Eaton Bray Dunstable LU6 2DS

for sale guide price  
**£375,000**



## Property Description

\*Three Bedrooms\* \*Village Location\* \*Great Access to M1 and A5\* \*Two Reception Rooms\*

Located in the desirable location of Eaton Bray, Connells is delighted to present this incredibly well-maintained three-bedroom mid-terrace property.

Welcoming you into the property is a bright entrance hall that benefits from understair storage that, to your left, leads into a spacious living room that includes big windows that provide a great amount of natural light and a gas fireplace. Following the entrance hall further on you are greeted by to a large kitchen/diner. The kitchen area features plenty of worktop and cabinet space and an integrated oven/microwave oven, electric hob and dishwasher leaving space for freestanding appliances too. The property also benefits from a well lit conservatory providing great extra room.

Upstairs, the home offers three well-proportioned bedrooms, all finished to a neutral and modern standard, along with a modern family bathroom.

Externally, the property benefits from both a stylish front garden and a private rear garden that features both useful storage and side access providing the perfect space for entertaining. Located within easy reach of local amenities, schools, and transport links, this home combines modern living with a desirable village setting. An ideal purchase for

families, first-time buyers, or those seeking a stylish, low-maintenance property.

## Entrance Hall

Laminate flooring, radiator, door to front aspect, storage under the stairs

## Lounge

Laminate flooring, gas fireplace, window to rear aspect

## Kitchen

Laminate flooring, space for fridge freezer, integrated oven and hob, integrated microwave, one bowl sink and drainer, dishwasher, window to rear aspect, door to rear aspect

## Dining Room

Laminate flooring, radiator

## Conservatory

Laminate flooring, window to rear aspect, door to side aspect, window to side aspect, radiator

## Landing

Carpeted

## Bedroom One

Window to rear aspect, built in storage, carpeted flooring, radiator

## Bedroom Two

Window to front aspect, carpeted flooring, radiator

## Bedroom Three

Laminate flooring, window to front aspect, radiator

## Bathroom

Laminate flooring, wash hand basin with vanity unit, WC, bath with overhead shower, radiator, window to rear aspect

## Utility Space

Tiling, space for washing machine, space for dryer

## Loft Space

Part Boarded

## Outside

## Front Garden

Garage, EV charger

## Rear Garden

Patio, laid to lawn, side access, two outbuildings









Total floor area 88.8 m<sup>2</sup> (956 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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