

Connells

Aylesbury Drive
Houghton Regis Dunstable

Aylesbury Drive
Houghton Regis Dunstable LU5 6FX

for sale
£520,000







Property Description

Set within a modern, family-friendly development, this superb four bedroom detached home offers an excellent balance of space, style and practicality.

At the heart of the home is a contemporary kitchen with integrated appliances and space for dining. French doors open onto the rear garden, creating the perfect space for entertaining and everyday life.

The spacious living room provides a comfortable place to relax, while a separate reception room offers flexibility as a dining room, playroom or home office. A cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the property well suited to growing families.

Outside, the private rear garden provides a secure and enjoyable space for children and summer gatherings. A garage and driveway offer ample parking, while solar panels, CCTV and an EV charging point add further appeal.

Ideally located close to the A5, M1 and nearby rail services, as well as local schools, parks and amenities, this impressive home is perfectly suited to families and commuters alike.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Storage, radiator

Cloakroom

Window to side aspect, WC, wash hand basin, radiator, amtico flooring

Lounge

Two windows to front aspect, two radiators, French doors to rear aspect, carpet

Dining Room

Window to front and side aspect, radiator, carpet

Kitchen

French doors to side aspect, one and a half bowl sink and drainer, integrated dishwasher, integrated fridge freezer, cooker-hood, grill oven, gas hob, radiator

Landing

Carpet

Bedroom One

Duel aspect windows, wardrobes, radiator

En Suite

Windows to side aspect, WC, wash hand basin, rain shower, radiator, extractor fan, tiled flooring

Bedroom Two

Window to front and rear aspect, radiator, carpet

Bedroom Three

Window to front and side aspect, radiator, carpet

Bedroom Four

Window to front aspect, radiator, carpet

Bathroom

Window to side aspect, tiled walls and floor, extractor fan, bath, shower, wash hand basin, radiator

Outside

Rear Garden

Patio area, laid to lawn, side gate
















BOHEMIAN
RHAPSODY
His
Lordship



Total floor area 161.7 m² (1,741 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

Connells

To view this property please contact Connells on

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312669

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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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