


Connells

Trident Drive
Houghton Regis Dunstable

# Trident Drive
# Houghton Regis Dunstable LU5 5QQ

for sale
**£350,000**







## Property Description

Situated in the popular and well-established area of Houghton Regis, this spacious three-bedroom family home offers excellent accommodation throughout and is ideally located within easy reach of local amenities, reputable schools and transport links.

The ground floor comprises a welcoming entrance hall, a convenient downstairs bathroom and a bright open plan lounge/diner, creating a fantastic space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, all offering comfortable living space, together with a family bathroom.

Externally, the property benefits from both front and rear gardens, providing outdoor space for relaxation and family enjoyment. Further benefits include a garage situated en-bloc and allocated parking to the rear.

Ideally positioned for commuters, the property offers easy access to the M1 via Junction 11A, while local shops, schools and everyday amenities are all close by.

This property presents an excellent opportunity for first-time buyers, growing families and buy-to-let investors alike. Early viewing is highly recommended.

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

Door to front aspect

### Downstairs Bathroom

WC, wash hand basin, bath, two extractor fans

### Lounge

Window to rear, radiator, tiled flooring

### Kitchen

Fitted kitchen, wall and base units, double glazed window to front aspect, work surfaces, one and half bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine, tiled flooring

### Dining Room

To the rear of property, allocated parking

Patio doors to rear aspect, tiled flooring

## Landing

Carpet

## Bedroom One

Two windows to rear aspect, radiator

## Bedroom Two

Window to rear aspect, radiator

## Bedroom Three

Currently used as storage, window to front aspect, radiator

## Shower Room

WC, wash hand basin, walk in double shower, fully tiled, window to front aspect

## Outside

## Front Garden

Shingle

## Rear Garden

Patio

## Garage







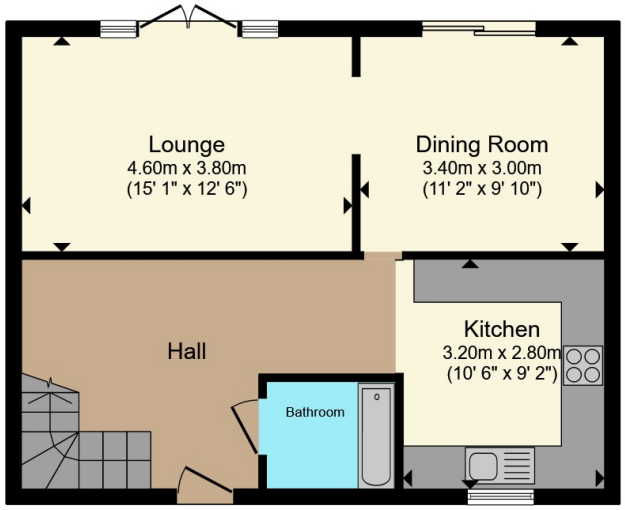




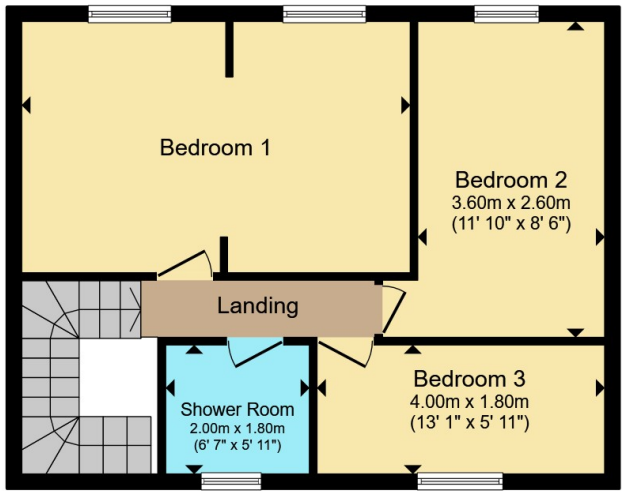





Princess
Addison




**Ground Floor**




**First Floor**

Total floor area 102.1 m² (1,099 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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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: C

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/DUN312709**

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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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