Connells

Titus Grove
Houghton Regis DUNSTABLE

Titus Grove
Houghton Regis DUNSTABLE LU5 6GZ

for sale offers in excess of
£315,000

Property Description

MODERN DEVELOPMENT | TWO-BEDROOM SEMI-DETACHED HOME

Presented in excellent condition throughout, this attractive two-bedroom semi-detached property is located within a popular modern development in Houghton Regis. Perfectly positioned with convenient access to the A5 and M1, the home is also close to well-regarded schools and a range of local amenities.

The accommodation briefly comprises an entrance hall, cloakroom, spacious lounge, and a modern fitted kitchen. Upstairs offers two generous double bedrooms and a contemporary family bathroom.

Externally, the property benefits from off-road parking for two vehicles, while to the rear is a well-sized, low-maintenance garden ideal for families or entertaining.

Early viewing is highly recommended—contact us today to arrange your appointment.

Entrance Hall

Door to front aspect, under stairs storage

Cloakroom

WC, wash hand basin, laminate flooring

Lounge

French doors to rear aspect, laminate flooring

Kitchen

Fitted kitchen, wall and base units, work surfaces, stainless steel one and a half bowl sink and drainer, integrated oven and hob, cooker-hood, window to front aspect

Landing

Stairs from hallway up to landing, boarded loft

Bedroom One

Window to rear aspect, window shutters, carpeted flooring

Bedroom Two

Two windows to front aspect, window shutters, fitted wardrobe, laminate flooring

Bathroom

Bath with overhead shower, WC. wash hand basin, laminate flooring, window to rear aspect

Outside

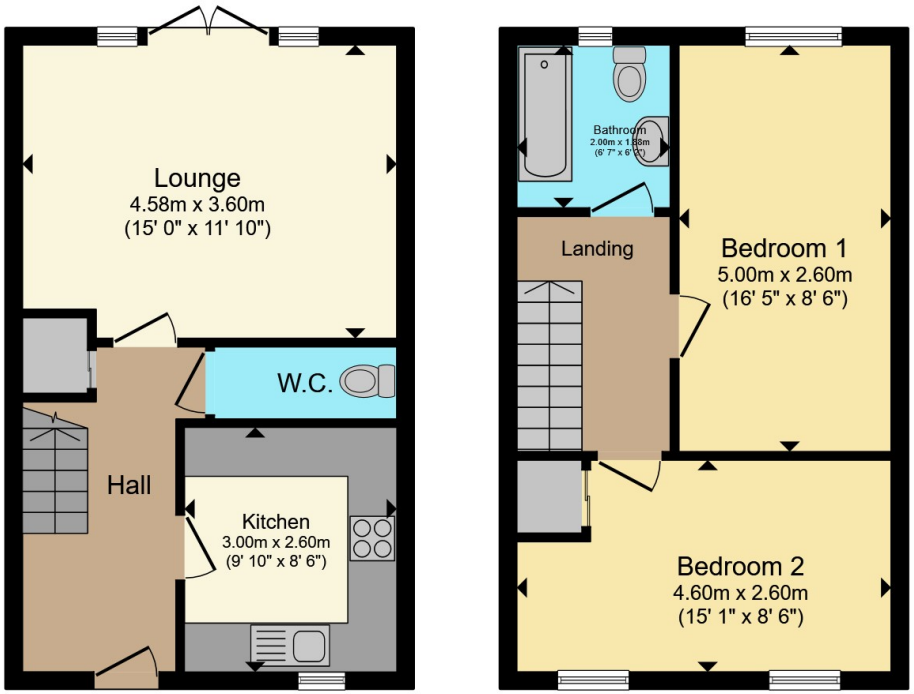
Front Garden

Paved driveway, EV charger

Rear Garden

Paved, laid to lawn

Sure



Ground Floor **First Floor**

Total floor area 70.5 m² (759 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

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: B

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312406

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.