



**Connells**

Park Avenue  
Totterhoe Dunstable

# Park Avenue Totternhoe Dunstable LU6 1QF

for sale  
**£290,000**



## Property Description

Situated in the highly desirable village of Totternhoe, this three-bedroom terraced home offers a fantastic opportunity for buyers looking to modernise and add value.

The property includes an entrance porch, leading into the hallway, with accommodation comprising a spacious lounge, separate dining room, and a kitchen, all offering clear scope for updating and improvement. The layout presents excellent potential for reconfiguration, subject to the necessary consents.

Upstairs, there are three bedrooms and a family bathroom, providing a practical layout for family living.

Externally, the property benefits from a driveway providing off-road parking, with further potential to enhance both the internal and external aspects.

Requiring modernisation throughout, this is an ideal purchase for buyers seeking a project in a sought-after village location, with the opportunity to create a home to their own specification.

## Porch

Front door to side aspect

## Entrance Hall

Stairs to landing

## Lounge

Window to rear aspect, carpeted flooring

## Kitchen

Window to rear aspect, tiled, wall and base units, work surfaces, integrated oven and gas hob, space for washing machine, sink and drainer

## Landing

Stairs from hall

## Bedroom One

Window to rear aspect, carpeted flooring

## Bedroom Two

Window to rear aspect, carpeted flooring

## Bedroom Three

Window to front aspect, built in cupboard, carpeted flooring

## Bathroom

Bath with overhead shower, wash hand basin, WC

## Outside

### Front Garden

laid to lawn, raised paved driveway, alley to rear garden gate

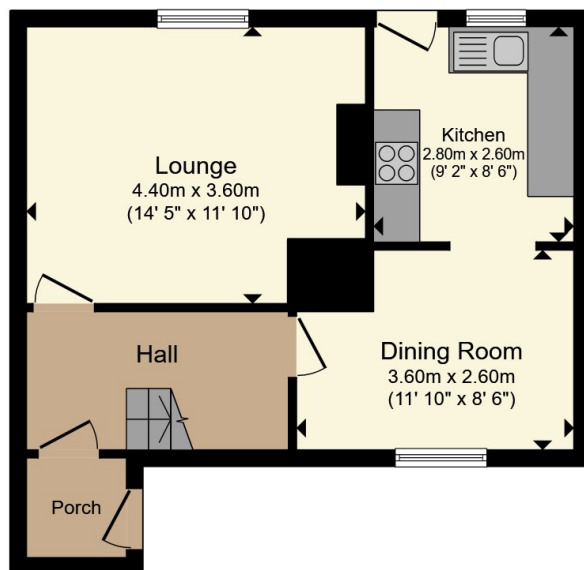
### Rear Garden

Patio area, laid to lawn, shrubs, pond

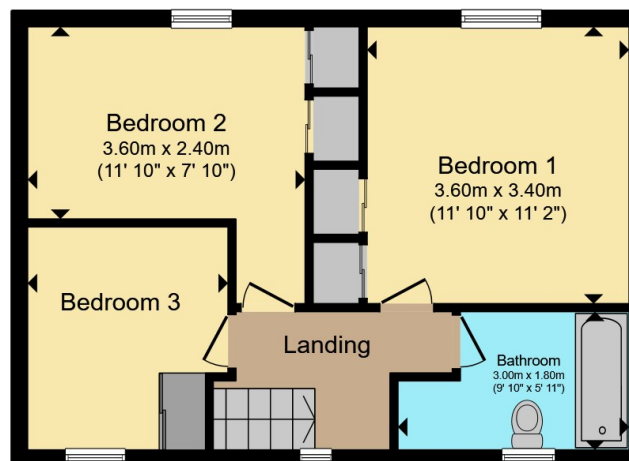








**Ground Floor**



**First Floor**

Total floor area 83.8 m<sup>2</sup> (902 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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19 High Street North  
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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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