



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

Window to rear aspect, radiator

Bedroom Two

Window to rear aspect, radiator

Bedroom Three

Window to rear aspect, radiator

Shower Room

WC, wash hand basin, walk in double shower, fully tiled

Outside

Front Garden

Shingle

Rear Garden

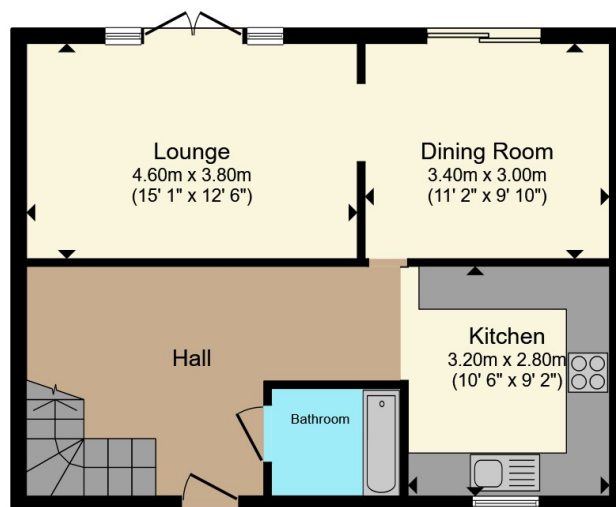
Patio

Garage

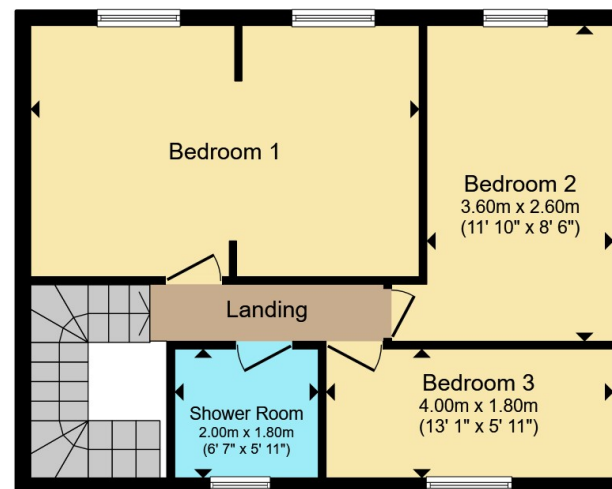








Ground Floor



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

Connells

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19 High Street North
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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



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