



Connells

Aylesbury Drive
Houghton Regis Dunstable

Aylesbury Drive Houghton Regis Dunstable LU5 6FX

for sale
£315,000



Property Description

MODERN DEVELOPMENT *SEMI-
DETACHED HOME* *OFF STREET
PARKING* GOODSIZE REAR GARDEN*

Enjoy living in this exceptionally well presented two bedroom home located within a popular and modern development in Houghton Regis - ideally situated to provide fantastic A5 and M1 links, close to nearby schools and local amenities!

Accommodation comprises; entrance hall, open plan Kitchen / lounge and diner and cloakroom to ground floor. The first floor comprises, Two goodsize bedroom and family bathroom. Outside comprises goodsize front and rear garden and allocated parking spaces.

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.

Call Connells for more information and to book a viewing.

Entrance Hall

Door to front aspect

Lounge

Window to rear aspect, radiator, carpet flooring

Kitchen

Fitted kitchen, wall and base units, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine and dishwasher.

Bedroom One

Window to rear aspect, radiator, carpet flooring

Bedroom Two

Window to front aspect, radiator, carpet flooring

Bathroom

Bath with overhead shower, w/c, wash hand basin, extractor fan.

Outside

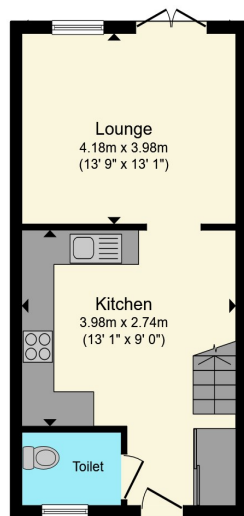
Front Garden

Off street parking

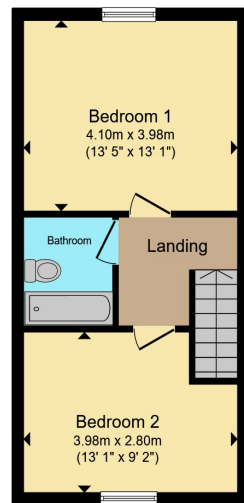
Rear Garden

Patio, laid to lawn





Ground Floor



First Floor

Total floor area 65.8 m² (708 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



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: C

Service Charge: 241.68 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/DUN312010](https://www.connells.co.uk/Property/DUN312010)

This is a Leasehold property with details as follows; Term of Lease 99 years from 05 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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