



**Connells**

Titus Grove  
Houghton Regis DUNSTABLE



## Property Description

MODERN DEVELOPMENT\* \*TWO  
BEDROOM SEMI DETACHED PROPERTY\*

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, Cloak room, Lounge and kitchen. To the first floor this modern property boasts Two large double bedrooms and family bathroom. Externally the property benefits parking for 2 cars to side, to the rear the property benefits of an good sized family garden including an out house with running electric perfect use for an office or beauty salon.

Call to arrange your viewing Today..

## Entrance Hall

Double glazed window to front aspect, radiator.

## Cloakroom

Extractor fan, radiator, WC , wash hand basin, part tiled.

## Lounge

14' 10" x 12' 1" Max ( 4.52m x 3.68m Max )

Double glazed window to rear aspect, french doors to rear aspect, radiator, cupboard under stairs.

## Kitchen

9' 7" x 8' 6" ( 2.92m x 2.59m )

Double glazed window to front aspect, fitted kitchen, one and a half bowl sink and drainer, wall and base units, integrated dishwasher, electric oven, gas hob, cooker hood and fridge/freezer.

## Landing

Stairs from hall, loft hatch.

## Bedroom One

16' 6" x 8' 1" ( 5.03m x 2.46m )

Double glazed window to rear, radiator.

## Bedroom Two

14' 11" x 8' 7" ( 4.55m x 2.62m )

Double glazed window to front, radiator, cupboard.

## Bathroom

Double glazed window to rear, part tiled, electric fan, WC, wash hand basin, bath with mixer tap shower, radiator.

## Outside

## Outbuilding

11' 10" x 6' 11" ( 3.61m x 2.11m )

Electric

### Front Garden

Parking to side for two cars.

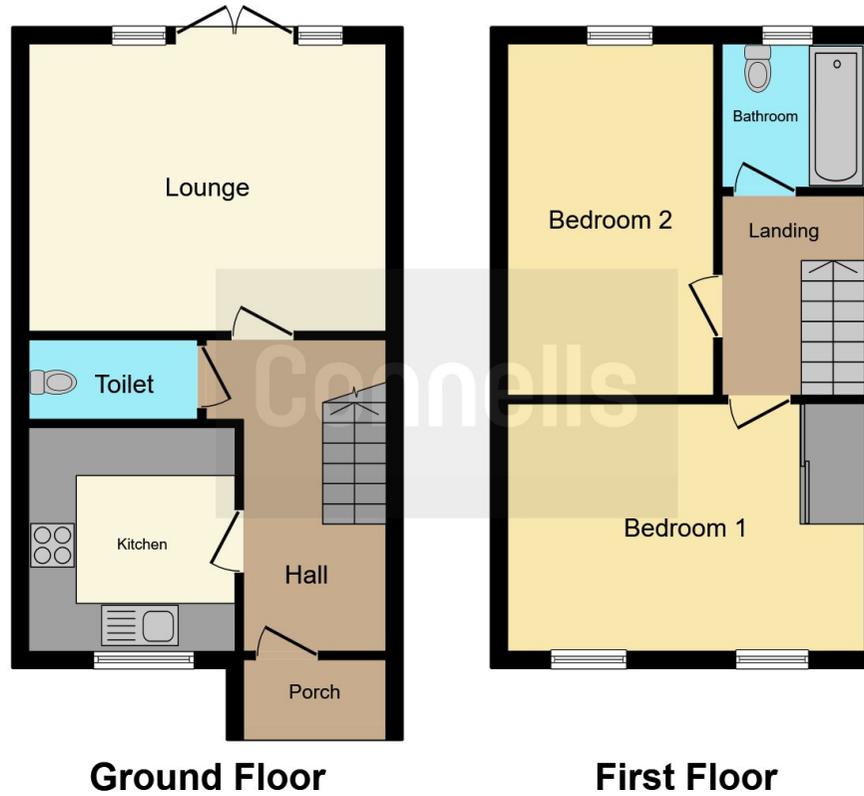
### Rear Garden

Patio, laid to lawn.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto: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/DUN312012](http://connells.co.uk/Property/DUN312012)**



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Property Ref: DUN312012 - 0002