



**Connells**

Titus Grove  
Houghton Regis DUNSTABLE



## Property Description

Enjoy living in this exceptionally well presented three 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, cloakroom, lounge and kitchen/diner. To the first floor this modern property boasts three goodsize bedrooms with en suite to master and family bathroom. Externally the property benefits parking for 2 cars to side, to the rear the property benefits from a good sized family garden perfect for entertaining.

Call to arrange your viewing Today..

## Entrance Hall

Door to front aspect

## Cloakroom

WC, wash hand basin, double glazed window to rear aspect

## Lounge

Carpet, double glazed window to front aspect, double glazed doors to rear aspect

## Kitchen/ Diner

Fitted kitchen, wall and base units, integrated oven and hob, cooker-hood, space for washing machine, space for fridge freezer, double glazed window to front aspect, double glazed doors to rear aspect, laminate flooring

## Landing

Stairs from hall

## Bedroom One

Carpet, double glazed window to front aspect

## En Suite

Double glazed window to rear aspect, laminate flooring, fully tiled walk in shower, part tiled walls, WC, wash hand basin

## Bedroom Two

Carpet, double glazed window to rear aspect

## Bedroom Three

Carpet, double glazed window to front aspect

## Bathroom

Double glazed window to rear aspect, WC, wash hand basin, bath with overhead shower, tiled wall.

## Outside

### Front Garden

Path to front door, hedges, driveway parking

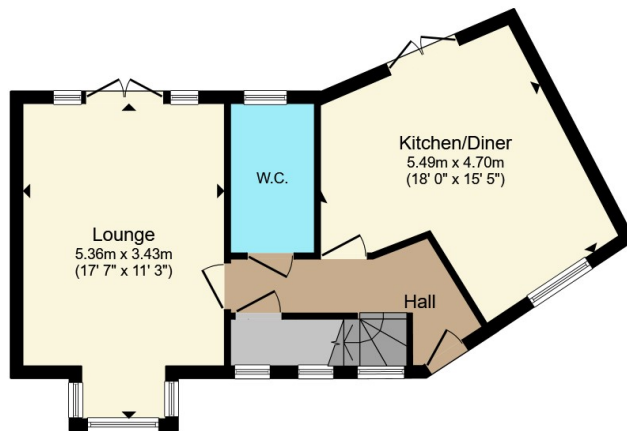
### Rear Garden

Patio, laid to lawn

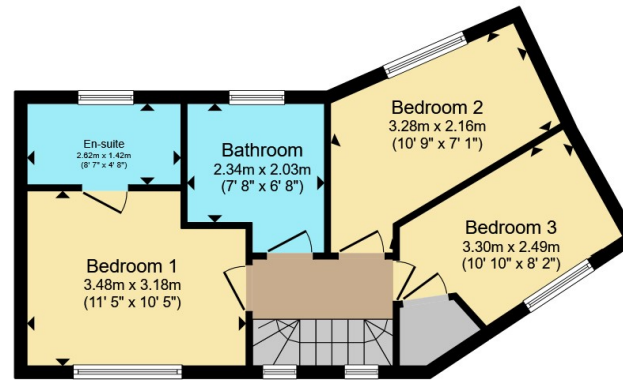








**Ground Floor**



**First Floor**

Total floor area 87.0 m<sup>2</sup> (937 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)



To view this property please contact Connells on

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19 High Street North  
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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312329](http://connells.co.uk/Property/DUN312329)**



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