



Connells

Betony Meadow
Houghton Regis Dunstable



Property Description

MODERN DEVELOPMENT * PARKING*
CONVENIENT A5-M1 LINKS

An exceptionally well presented two bedroom coach house forming part of this well regarded and modern development within a convenient and sought after location.

Accommodation comprises; entrance hall, open plan lounge / kitchen diner, two good size bedrooms and a family bathroom. Outside the home benefits from a parking space.

This property is situated close to local amenities, Luton and Dunstable Hospital, nearby A5-M1 links and the Guided Busway which provides fast and frequent service to Luton Town Centre, Luton Train Station and Luton Airport.

An ideal purchase for first time buyers, downsizers, small families and buy to let investors!

Lounge Area

Open plan to kitchen, laminate flooring, window to side aspect.

Kitchen Area

Open plan to lounge, breakfast bar, fitted kitchen, wall and base units, one bowl stainless steel sink & drainer, integrated oven

and hob, cooker-hood, integrated fridge freezer, space for washing machine, laminated flooring, window to side aspect.

Bedroom One

Carpeted flooring, fitted mirrored wardrobes, window to side aspect.

En Suite

Walk in shower, WC, wash hand basin, laminate flooring, window to side aspect.

Bedroom Two

Carpeted flooring, window to rear aspect.

Bathroom

Bath with overhead shower, WC, wash hand basin, laminate flooring, part tiled walls, window to rear aspect.

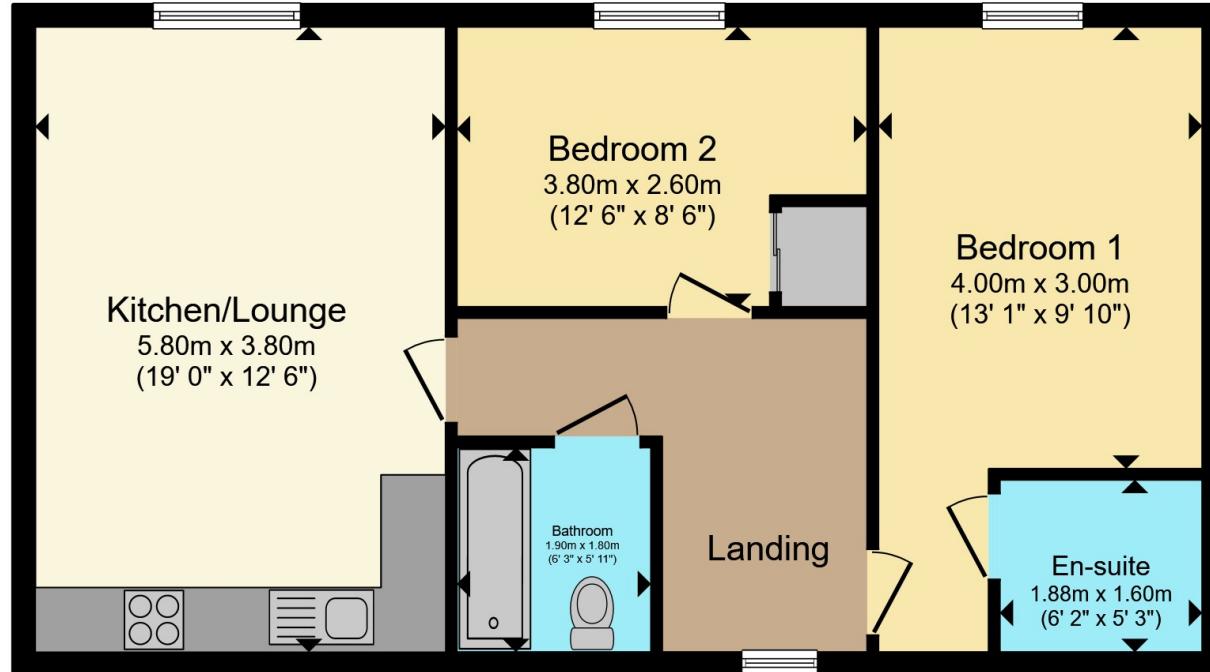
Outside

Front Garden

Small lawn area, driveway parking.







Floor Plan

Total floor area 62.6 m² (674 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

To view this property please contact Connells on

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
 DUNSTABLE LU6 1HX

EPC Rating: B Council Tax
 Band: B

Service Charge: 300.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312173

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2021. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN312173 - 0002