



**Connells**

Churchfield Road  
Houghton Regis Dunstable



## Property Description

\* \*THREE GOODSIZE BEDROOM\*  
\*KITCHEN / DINER\* \*FANTASTIC A5-M1  
LINKS\* \*CLOSE TO SCHOOLS\*

A fantastic opportunity to own this three bedroom end of terrace property situated in the popular location of Houghton Regis!

Accommodation comprises; entrance hall, lounge, kitchen / Diner, cloakroom. The first floor comprises; landing, three good size bedrooms and a family bathroom. Outside, the property benefits from a low maintenance front and rear garden and on street parking.

Furthermore, the property is conveniently situated as to provide easy access to local amenities, schools and excellent A5 and M.C. links.

An ideal purchase for first time buyers, families and upsizers.

## Entrance Hall

Doors to the front aspect

## Cloakroom

WC, wash hand basin

## Lounge

12' 11" x 17' 4" ( 3.94m x 5.28m )  
Window to front aspect, radiator

## Kitchen

18' 11" x 17' 2" ( 5.77m x 5.23m )  
Fully fitted wooden wall and base units, fridge, dishwasher and double oven with extractor fan. Double glazed window to rear aspect, one bowl sink / drainer,

## Landing

## Loft Room

Power, lights and pull down ladder.

## Bedroom One

12' 6" x 11' 8" ( 3.81m x 3.56m )  
Window to front aspect, radiator, carpet flooring.

## Bedroom Two

9' 5" x 13' ( 2.87m x 3.96m )  
Window to front aspect, radiator, carpet flooring

## Bedroom Three

8' 7" x 8' 7" ( 2.62m x 2.62m )  
Window to rear aspect, radiator, carpet flooring.

## Bathroom

Window to rear aspect, bath with mixer taps, shower, WC.

## Outside

### Front Garden

Patio, off road parking

### Rear Garden

Laid to lawn, patio.









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: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN311012](http://connells.co.uk/Property/DUN311012)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUN311012 - 0006