



**Connells**

Lynch Hill  
Kensworth Dunstable



## Property Description

\* \*VILLAGE LOCATION\* TWO BEDROOM COTTAGE\* \*NO UPPER CHAIN\* \*ON STREET PARKING\* \*CLOSE TO M1-A5 LINKS\* \*POTENTIAL TO EXISTENT STPP\*

A fantastic opportunity to own a two bedroom semi detached home situated in a popular village location.

Accommodation comprises; entrance hall, lounge and kitchen. Whilst the first floor boasts two goodsize bedrooms and family bathroom. Externally, the home benefits from front and goodsize rear gardens with ample potential to extend STPP.

An ideal purchase for, small families, upsizer or potential investors. Call Connells for more information and to book a viewing.

## Lounge

Door and window to front aspect, wooden flooring, feature fireplace, stairs to landing & first floor.

## Kitchen

Window to rear aspect, part tiled walls, fitted kitchen, wall and base units, integrated oven and hob, cooker-hood, one bowl sink, tiled flooring.

## Bathroom

Ground floor bathroom, tiled floor to ceiling, bath with overhead shower, WC, wash hand basin with vanity unit, window to rear aspect.

## Landing

Stairs from lounge.

## Bedroom One

Carpeted flooring, window to rear aspect.

## Bedroom Two

Carpeted flooring, window to side aspect.

## Outside

### Front Garden

Large shingle driveway.

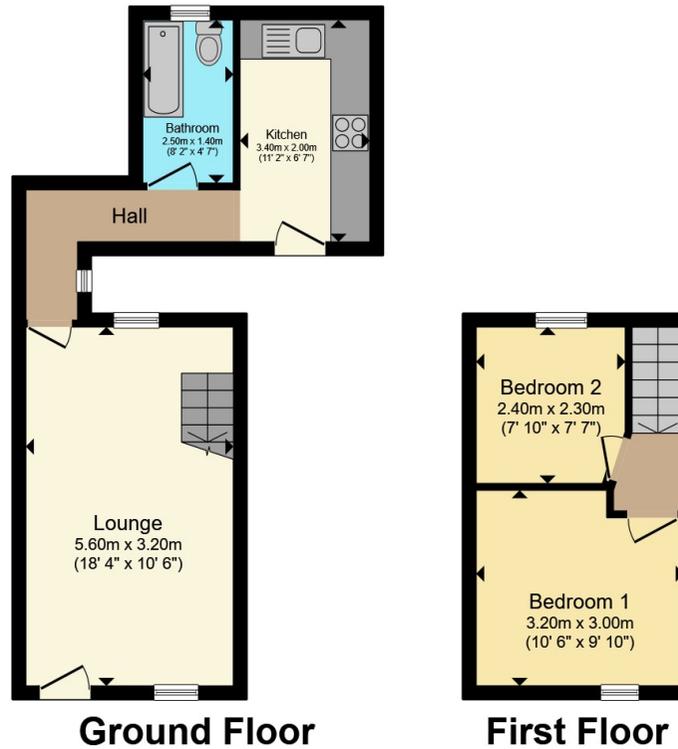
### Rear Garden

A generous rear garden featuring a large patio area, with steps leading to a pathway that extends to an outbuilding. The garden offers lawned areas on either side of the pathway.









Total floor area 49.6 m<sup>2</sup> (534 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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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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