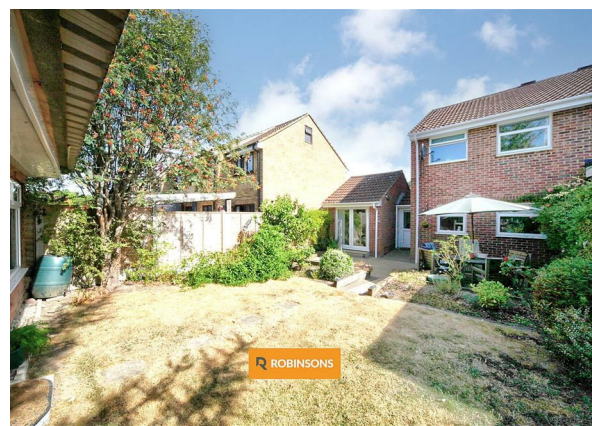
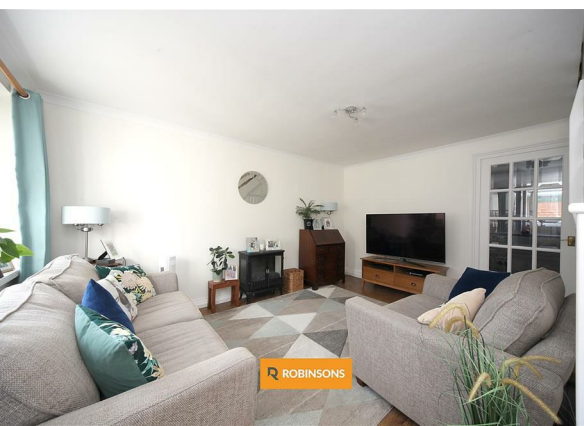
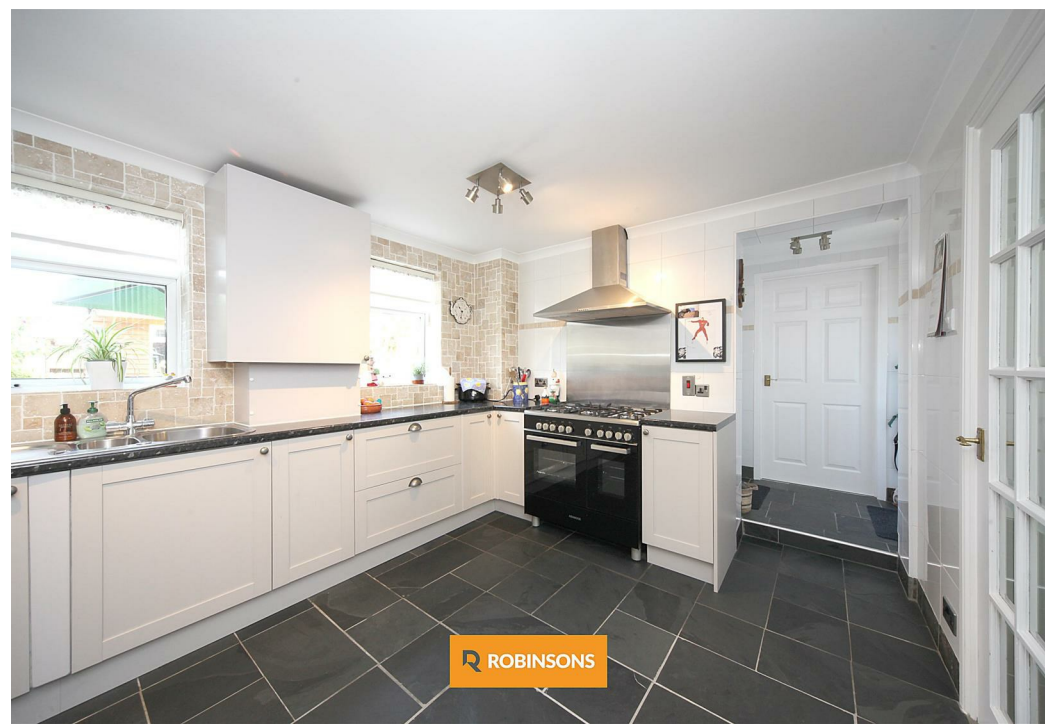
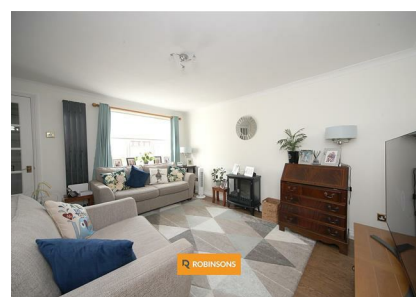
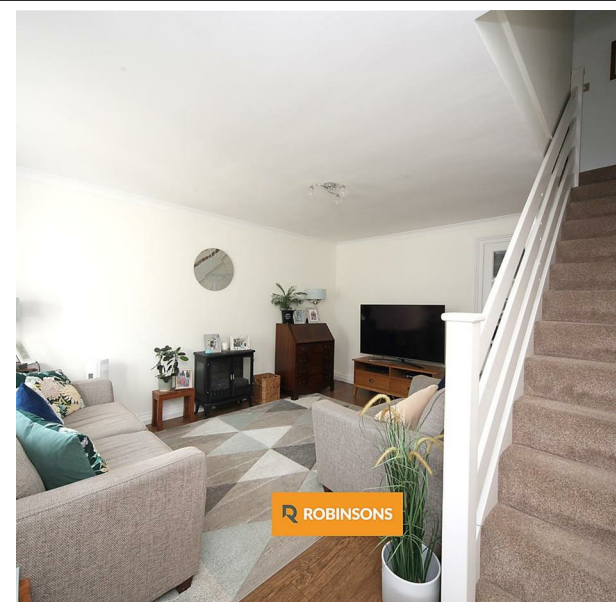
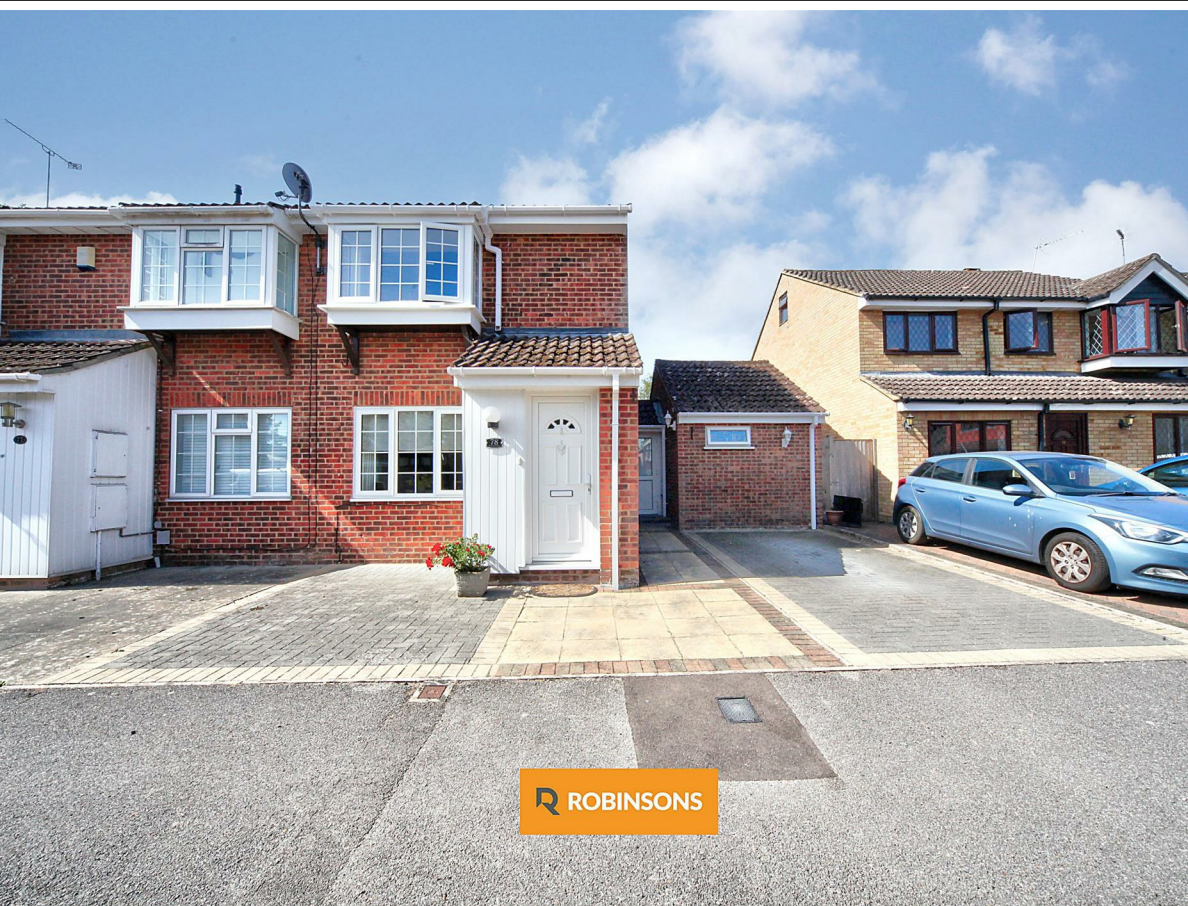


78 Halleys Way, Houghton Regis, LU5 5HZ  
£325,000

**ROBINSONS**



TWO BEDROOM HOME | TWO BATHROOMS | DOWNSTAIRS SHOWER ROOM | POTENTIAL THIRD BEDROOM / ANNEXE | 2024 COMBI BOILER | POWERED GARDEN OUTBUILDING.

Situated on the popular Halleys Way in Houghton Regis, this attractive two bedroom home offers well-presented accommodation with a number of features that make it particularly appealing to a wide range of buyers.

The ground floor comprises an entrance hall, a good-sized living room, fitted kitchen and separate dining room, together with a downstairs shower room. The shower room is a particularly useful feature for those looking for easier ground floor living and could provide excellent accessibility for an older family member.

The separate dining room also offers plenty of scope and could potentially be converted into a third bedroom, creating a useful ground floor bedroom and shower room arrangement which could work particularly well as a granny annexe or guest suite, subject to any necessary permissions.



Total Area: 85.8 m<sup>2</sup> ... 924 ft<sup>2</sup> (excluding outhouse)

Floorplan produced by Woodside Photography  
Floorplan is for illustration purposes only and all measurements are approximate



20 West Street  
Dunstable  
Bedfordshire  
LU6 1SX  
01582 661112  
sales@robinsons-estates.co.uk  
<https://www.robinsons-estates.co.uk>



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      | 78                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |