



Connells

Maidenbower Avenue
Dunstable

Maidenbower Avenue Dunstable LU6 1DS

for sale offers in excess of
£375,000



Property Description

Situated in a prime West Dunstable location, this spacious and versatile three/four-bedroom semi-detached family home offers excellent living accommodation, generous outdoor entertaining space, and ample off-road parking.

The property benefits from a single-storey rear extension, providing additional living space well suited to modern family life. The kitchen was refurbished approximately five years ago and is complemented by a convenient downstairs cloakroom. To the front of the property, a converted reception room is currently used as a fourth bedroom, although it offers excellent flexibility and could easily serve as a home office, playroom, dining room, or additional reception room.

Outside, the rear garden has been designed with entertaining in mind, featuring a patio area ideal for outdoor dining and a decking area positioned close to the wooden outbuilding. The outbuilding is currently utilised as a home bar, creating a fantastic social space for hosting family and friends. Further benefits include a driveway providing parking for three to four vehicles.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity

and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Storage, laminate flooring, stairs to first floor

Cloakroom

WC, wash hand basin, heated towel rail, laminate flooring, window to side aspect

Lounge

Skylight, French doors to side aspect, window to rear aspect, laminate flooring

Reception Room

Currently used as additional bedroom, window to front aspect, radiator, carpet

Kitchen

Window to rear aspect, laminate flooring, one and a half bowl sink and drainer with storage over, wall and base units, work surfaces, space for fridge freezer, space for range cooker, space for washing machine, integrated dishwasher

Landing

Bedroom One

Window to front and side aspect, storage, radiator, carpet

Bedroom Two

Window to front aspect, radiator, carpet

Bedroom Three

Window to rear aspect, radiator, carpet

Bathroom

Window to rear aspect, wash hand basin, double shower, heated towel rail, separate WC with wash hand basin and window to rear aspect

Loft

Ladder, part boarded

Outside

Front Garden

Shingle driveway

Rear Garden

Outside tap, decking area, patio area, laid to lawn area, shed, side access via gate

Outbuilding

Wooden insulated construction, full electrics, bar, vinyl flooring

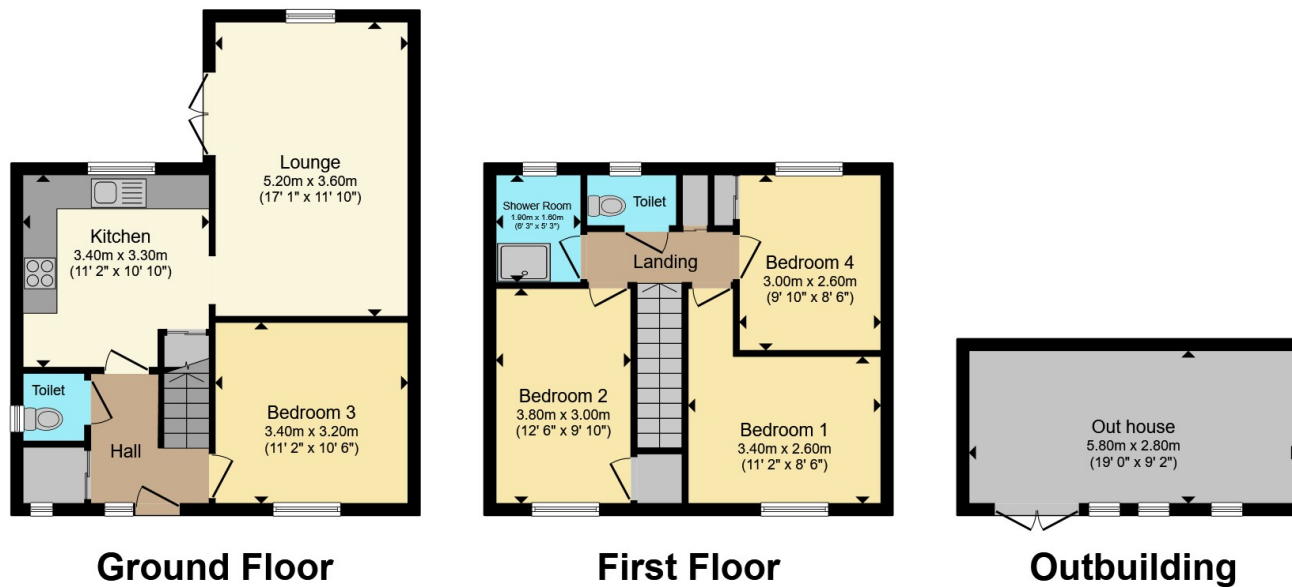
Landing

Stairs from hall









Total floor area 103.6 m² (1,115 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

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19 High Street North
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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