



Connells

Sycamore Road
Houghton Regis Dunstable

Sycamore Road Houghton Regis Dunstable LU5 5NQ

for sale
£330,000



Property Description

A well-presented three-bedroom family home offering spacious and practical living accommodation in a convenient Dunstable location. The property features a generous through lounge with patio doors opening onto a south-facing rear garden, alongside an extended kitchen with a dedicated dining area, ideal for modern family living.

Upstairs, there are three well-proportioned bedrooms, a family bathroom and separate WC. Externally, the property benefits from driveway parking for two vehicles, side access and a low-maintenance rear garden.

Situated close to schools, local amenities and excellent transport links via the A5 and M1, this attractive home is perfectly suited to first-time buyers, families and commuters alike.

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

Lounge

Patio doors to rear garden, window to front aspect, two radiators, laminate flooring

Kitchen

Patio doors to rear garden, space for washing machine, electric oven, integrated microwave, partly tiled walls

Landing

Stairs from hall

Bedroom One

Window to front aspect, radiator, carpet

Bedroom Two

Window to rear aspect, radiator, carpet

Bedroom Three

Window to front aspect, radiator, carpet

Bathroom

Window to rear aspect, bath with shower head, wash hand basin, heated towel rail, tiled floor

Seperate Wc

Window to rear aspect, WC

Outside

Front Garden

Paved driveway, gate access to rear garden

Rear Garden

Decking area, laid to lawn, mature trees, wooden fencing







Total floor area 84.7 m² (911 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



To view this property please contact Connells on

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19 High Street North
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EPC Rating: Awaited
Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312681



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.

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