



Connells

Grasmere Walk
Houghton Regis DUNSTABLE

Grasmere Walk Houghton Regis DUNSTABLE LU5 5NH

for sale offers in excess of
£475,000



Property Description

An exceptional opportunity to acquire a truly unique home offering space, flexibility and future potential in equal measure.

Situated within a popular residential location in Houghton Regis, this substantial property combines a beautifully presented three-bedroom end-of-terrace family home with a detached self-contained annexe, creating a versatile living arrangement ideal for growing families, multi-generational households, home workers or business owners. Extending to approximately 1,852 sq. ft overall, the property offers accommodation rarely found within the local market.

The main residence is bright and well maintained throughout, featuring a welcoming living room with feature fireplace, a fitted kitchen overlooking the rear garden and a convenient ground floor cloakroom. To the first floor are three well-proportioned bedrooms and a family bathroom, providing comfortable and practical living accommodation for modern family life.

A standout feature of the property is the detached annexe, currently operating as a successful salon business. Benefitting from its own entrance, kitchen facilities, bathroom and separate council tax assessment, this space offers outstanding versatility. Whether utilised as independent accommodation for relatives, a home office, business premises, studio, treatment room or guest suite, the possibilities are extensive and can be tailored to suit a purchaser's requirements.

Externally, the property enjoys a generous

driveway providing am

Entrance Hall

Tiled floor, radiator

Cloakroom

Window to side aspect, WC, wash hand basin, tiled flooring

Lounge

Window to front aspect, gas fire, two radiators, laminate flooring

Kitchen

Window to rear aspect, electric oven, electric hob, cooker hood, one and a half bowl sink and drainer, tiled flooring

Landing

Window to rear aspect, carpet, loft access, radiator

Bedroom One

Window to front aspect, built in wardrobes, hidden light, radiator, laminate flooring

Bedroom Two

Window to front aspect, radiator, laminate flooring

Bedroom Three

Window to rear aspect, radiator, laminate flooring

Bathroom

Window to rear aspect, bath with rain shower, wash hand basin, WC, heated towel rail, tiled flooring

Outside

Front Garden

Gravel area

Rear Garden

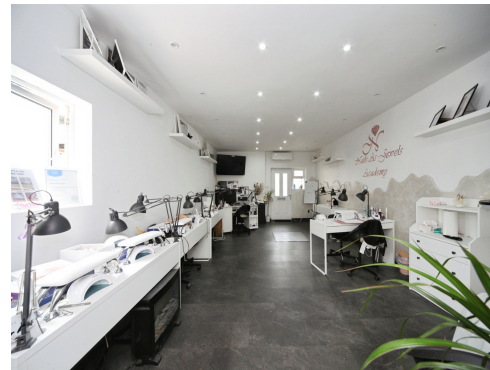
Gravel area, patio area, double gates, side and front access

Outbuilding/Annex

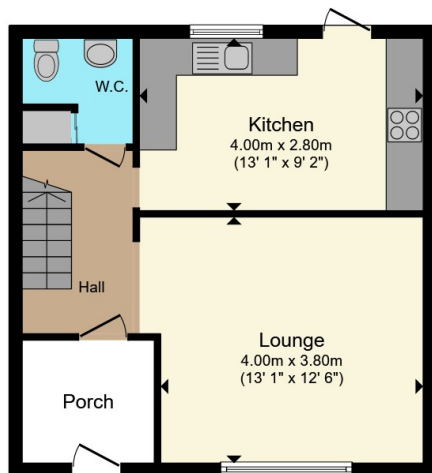
Open plan lounge and kitchen

Kitchen area: one bowl sink and drainer, work surfaces, wall and floor units, space for washing machine

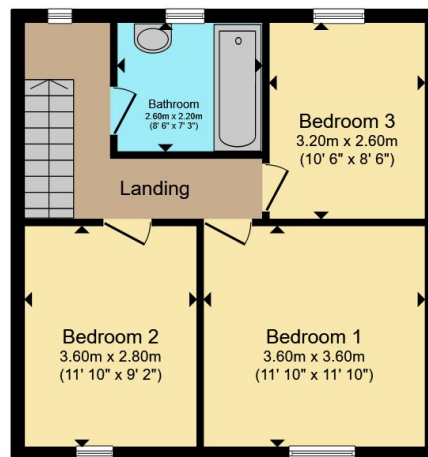
Bathroom: Window to side aspect, ac unit, WC, wash hand basin, double power shower, heated electric towel rail, laminate flooring



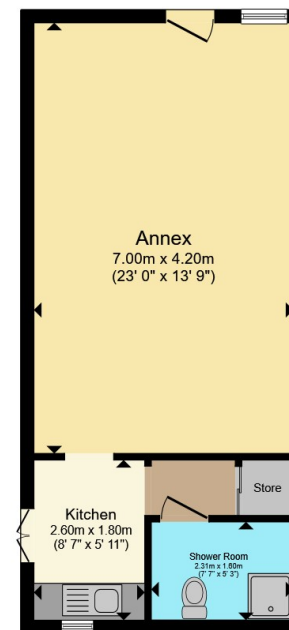




Ground Floor



First Floor



Annex

Total floor area 125.9 m² (1,355 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: A

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312478



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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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