



Connells

Park Avenue
Totterhoe Dunstable



Property Description

Situated in the highly desirable village of Totternhoe, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to modernise and add value.

The property includes an entrance porch, leading into the hallway, with accommodation comprising a spacious lounge, separate dining room, and a kitchen, all offering clear scope for updating and improvement. The layout presents excellent potential for reconfiguration, subject to the necessary consents.

Upstairs, there are three bedrooms and a family bathroom, providing a practical layout for family living.

Externally, the property benefits from a driveway providing off-road parking, with further potential to enhance both the internal and external aspects.

Requiring modernisation throughout, this is an ideal purchase for buyers seeking a project in a sought-after village location, with the opportunity to create a home to their own specification.

Porch

Front door to side aspect

Entrance Hall

Stairs to landing

Lounge

Window to rear aspect, carpeted flooring

Kitchen

Window to rear aspect, tiled, wall and base units, work surfaces, integrated oven and gas hob, space for washing machine, sink and drainer

Landing

Stairs from hall

Bedroom One

Window to rear aspect, carpeted flooring

Bedroom Two

Window to rear aspect, carpeted flooring

Bedroom Three

Window to front aspect, built in cupboard, carpeted flooring

Bathroom

Bath with overhead shower, wash hand basin, WC

Outside

Front Garden

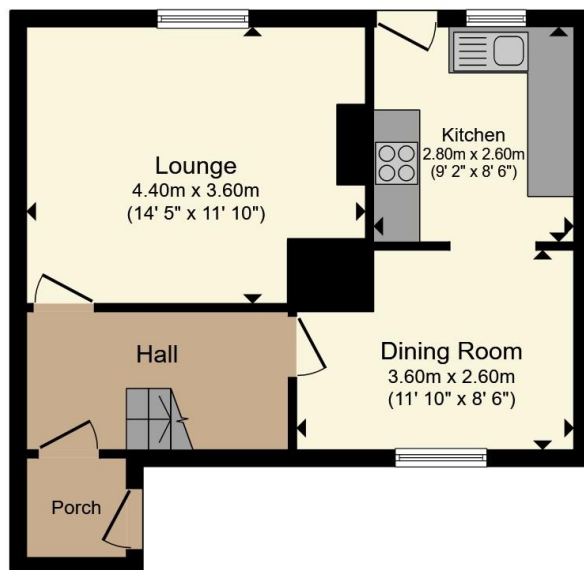
laid to lawn, raised paved driveway, alley to rear garden gate

Rear Garden

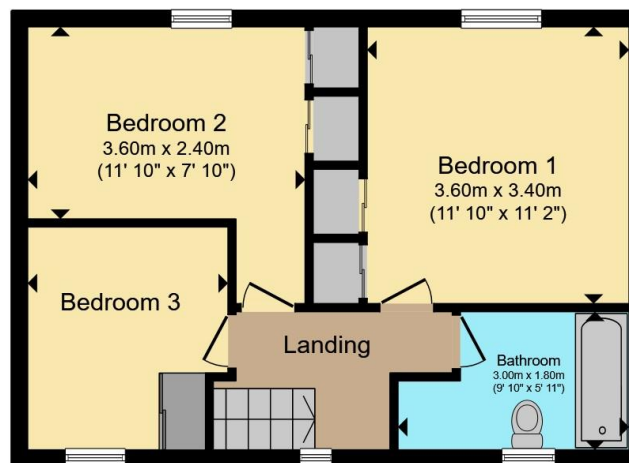
Patio area, laid to lawn, shrubs, pond







Ground Floor



First Floor

Total floor area 83.8 m² (902 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

To view this property please contact Connells on

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312426



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN312426 - 0004