



70 Sycamore Road
Dunstable, LU5 5NQ



Bradley Cooper
Partnered With
Simpsons
Property Experts

Situated on Sycamore Road in the market town of Houghton Regis, is this extended three bedroom, mid-terrace family home. This property offers a perfect blend of comfort and convenience. It has been well-maintained and is presented in good order throughout, making it an ideal choice for families, investors and first-time buyers.

Upon entering, you will find an entrance hallway with stairs leading to the first floor, spacious bright and airy living room with sliding doors onto the rear garden and an extended fully fitted kitchen with several wall to base units and integral appliances. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. Leading upstairs the property comprises of three bedrooms, family bathroom and separate WC with hand basin. The master bedroom also has fitted wardrobes.

One of the standout features of this property is the low-maintenance south-facing rear garden, which is perfect for enjoying sunny days and outdoor gatherings without the hassle of extensive upkeep. It is mainly artificial turf with decked seating area and flower/shrub beds surrounding. Additionally, the property boasts a driveway that accommodates two vehicles, providing convenient off-road parking.

Location is key, and this home is within easy reach of all local amenities, including the A5 and M1, making commuting and accessing nearby facilities a breeze. Whether you are looking for shops, schools, or recreational areas, everything you need is just a stone's throw away.

In summary, this charming mid-terrace house on Sycamore Road presents an excellent opportunity for those seeking a well-located, comfortable family home in Houghton Regis. With its appealing features and convenient access to local amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

£350,000



3



1



2



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	





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