



**Connells**

Maidenbower Avenue  
Dunstable



# Maidenbower Avenue Dunstable LU6 1DT

for sale offers in excess of  
**£360,000**



## Property Description

\* \*WEST DUNSTABLE LOCATION\* \*OFF ROAD PARKING\* \* DESIRABLE SCHOOL CATCHMENTS\* \*CLOSE TO LOCAL AMENITIES\* \*

Enjoy living in this spacious three bedroom semi-detached home situated in a well regarded and sought after road in West Dunstable.

Accommodation comprises; entrance porch, lounge, kitchen/diner leading to rear extension. The first floors boasts three good size bedrooms and a family bathroom. Outside the home benefits from on street parking and a well kept front and rear garden.

Call today to arrange your viewing!....

## Entrance Hall

Door to front aspect

## Lounge

Window to front aspect, radiator.

## Dining Room

Access from hall, leads through to kitchen.

## Kitchen

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one bowl sink / drainer, cooker hood, space for oven and hob, space for fridge and freezer.

## Conservatory

Door leading to rear garden

## Utility Room

Window to side aspect, cloakroom.

## Landing

Stairs from hall.

## Bedroom One

Window to front aspect, radiator

## Bedroom Two

Window to rear aspect, radiator

## Bedroom Three

Window to rear aspect, radiator

## Bathroom

Bath with overhead shower, wash hand basin,

WC, radiator.

## Outside

### Front Garden

Path, laid to lawn

### Rear Garden

Patio, laid to lawn, rear gated access















Total floor area 135.5 m<sup>2</sup> (1,458 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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19 High Street North  
DUNSTABLE LU6 1HX

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUN312009](http://connells.co.uk/Property/DUN312009)**



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.

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