



**Connells**

Yew Street  
Houghton Regis Dunstable



## Property Description

\*LOUNGE / DINER\* \*OFF ROAD PARKING\*  
\*GOODSIZE REAR GARDEN\* EXCELLENT  
A5/M1 COMMUTER ACCESS\*

Enjoy this spacious three bedroom semi-detached property located in a highly sought after area in Houghton Regis.

Walking into the property, you are greeted by an entrance porch leading straight into a bright, airy entrance hall. To the left, an open plan lounge/diner with plenty of space that features a working log burner, perfect for those colder months and giving the room that cozy home feeling. To the rear, a well proportioned kitchen that leads into a separate utility room that features a downstairs WC and access to the garage. The first floor comprises of a landing, three goodsize bedrooms and a fantastic four piece family bathroom.

Outside, the home boasts off road parking for four cars, a beautifully sized rear garden, perfect for both relaxing and entertaining. Also featuring convenient A5-M1 commuter access and excellent local schools, this property is an ideal purchase for any first time buyer, growing family or investment buyer.

Call today to arrange your viewing!

## Entrance Porch

Door to front aspect, vinyl plank flooring, two windows to front aspect, storage cupboard

## Entrance Hall

Vinyl plank flooring, storage cupboard, radiator

## Lounge

Carpet, log burner, radiator, window to front aspect

## Dining Room

French doors to rear aspect out to garden, tiling, radiator

## Kitchen

Newly renovated, wall and base units, quartz work surfaces and splashbacks, integrated oven and hob, dishwasher, fridge, tiling, boiler, window to rear aspect

## Utility Room

Door out to garden, storage, washing machine, tumble dryer, upright freezer

## Landing

Carpet, window to side aspect

## Bedroom One

Carpet, built in storage, radiator, window to front aspect

## Bedroom Two

Carpet, two built in storage cupboards, radiator, window to rear aspect

## Bedroom Three

Carpet, built in storage, radiator, window to front aspect

## Bathroom

Shower, bath, WC, vanity unit, radiator, window to rear aspect

## Loft Space

Part boarded

## Outside

## Garage

Electrics and alarm, window to side aspect

## Rear Garden

Patio, laid to lawn, side access

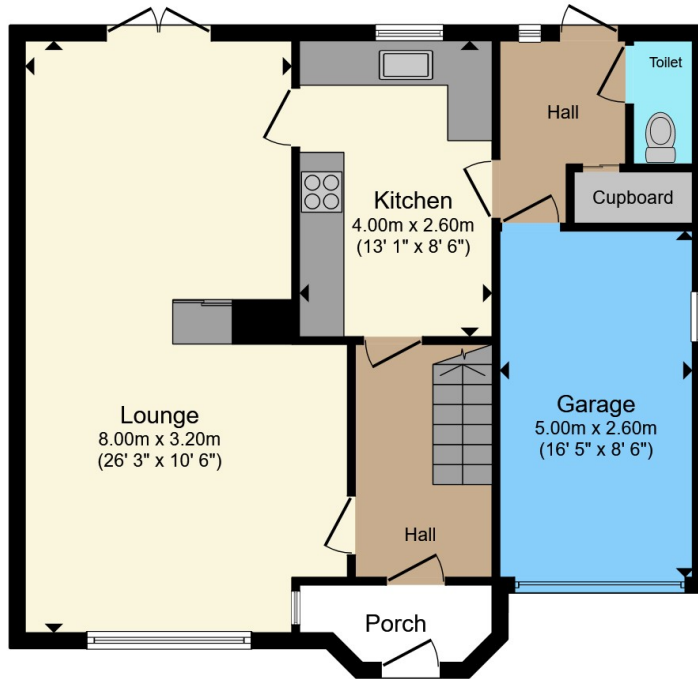
## Outbuildings

Two metal sheds

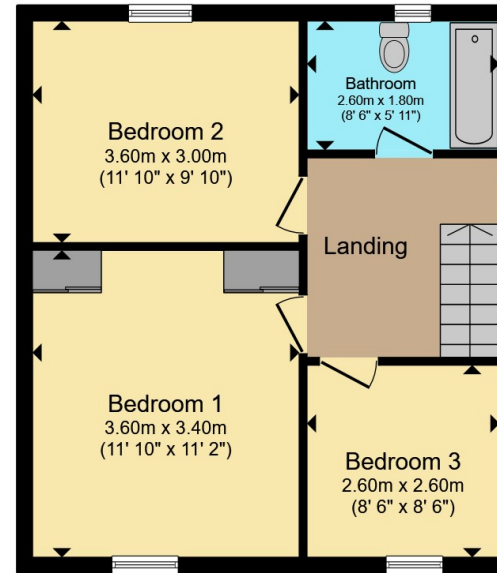








**Ground Floor**



**First Floor**

Total floor area 113.6 m<sup>2</sup> (1,223 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)



To view this property please contact Connells on

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19 High Street North  
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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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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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