



**Connells**

Churchill Road  
Dunstable



## Property Description

\*OFF ROAD PARKING\* \*GARAGE\*  
\*GROUND FLOOR FAMILY BATHROOM\*

Connells are delighted to bring to market this family home located in the highly sought after location of South West Dunstable!

This perfect family home briefly comprises, entrance hall, lounge, kitchen, dining room & ground floor family bathroom. The first floor further comprises; landing and three good size bedrooms. Outside, the home benefits from off road parking, rear garden and garage in block.

An ideal purchase for the modern family - the home is ideally located in a well regarded location; close to good schools, local amenities and convenient A5 and M1 links!

### Entrance Hall

Door to front aspect, stairs to landing

### Lounge

Doors to rear aspect out to garden, laminate flooring

### Kitchen

Window to front aspect, wall and base units, work surfaces, one bowl sink and drainer, integrated gas hob, cooker-hood, tiled flooring

### Dining Room

Window to rear aspect, laminate flooring

### Ground Floor Bathroom

Window to front aspect, bath, WC, wash hand basin, tiled walls, part tiled floor

### Landing

Stairs from hall

### Bedroom One

Window to front and rear aspect, carpet

### Bedroom Two

Window to rear aspect, laminate flooring

### Bedroom Three

Window to front aspect, laminate flooring

### Outside

### Front Garden

Gravel, stepping stones, shrubs

### Rear Garden

Shingle, laid to lawn, trees to rear

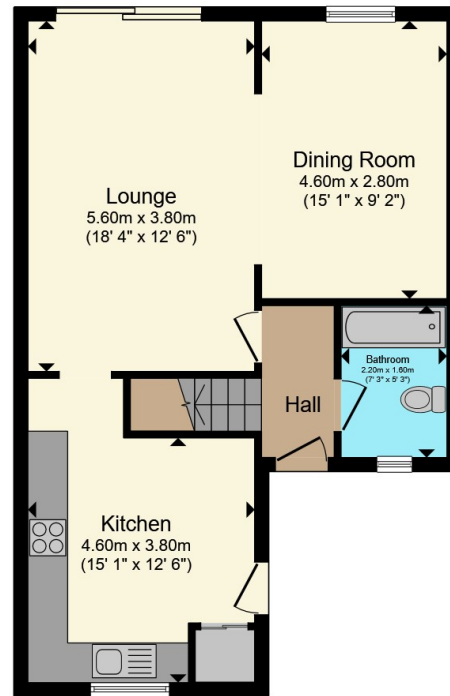
## Garage

In a block

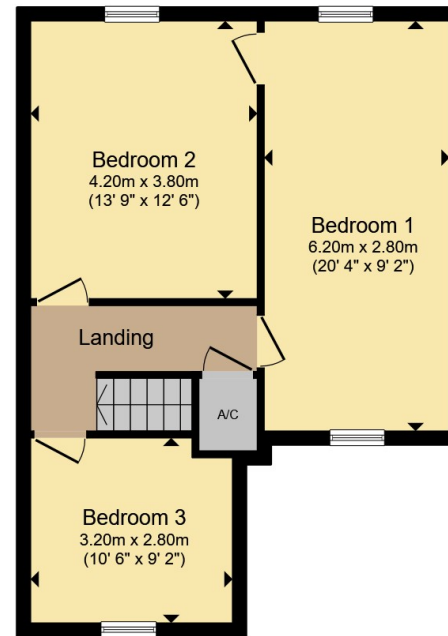








**Ground Floor**



**First Floor**

Total floor area 101.5 m<sup>2</sup> (1,092 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)



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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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