

Connells

Park Avenue
Totternhoe Dunstable

Park Avenue
Totternhoe Dunstable LU6 1QF

for sale guide price
£400,000







Property Description

Having undergone a substantial programme of improvement by the current owners, this beautifully presented two-bedroom home offers stylish and contemporary living throughout. The property has been significantly enhanced with a large extension, creating spacious and versatile accommodation perfectly suited to modern lifestyles.

At the heart of the home is a bright and welcoming living space, complemented by well-appointed interiors and quality finishes throughout. The traditional bathroom has been replaced with a modern wet room, adding both practicality and style.

Externally, the property benefits from a rear garden featuring a detached garden office, ideal for home working, hobbies or additional recreational space as well as driveway parking to the rear of the property.

Situated within the sought-after village of Totternhoe, the property backs onto the knolls a Local Nature Reserve, renowned for its panoramic countryside views, rich wildlife, and historic significance.

This exceptional home combines village living with modern convenience and must be viewed to be fully appreciated.

For more information or to arrange a viewing, please contact Connells today.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Living / Dining Room

Kitchen

Bedroom One

Bedroom Two

Shower Room

Outside

Front Garden

Rear Garden

Outbuilding / Studio






NIRVANA

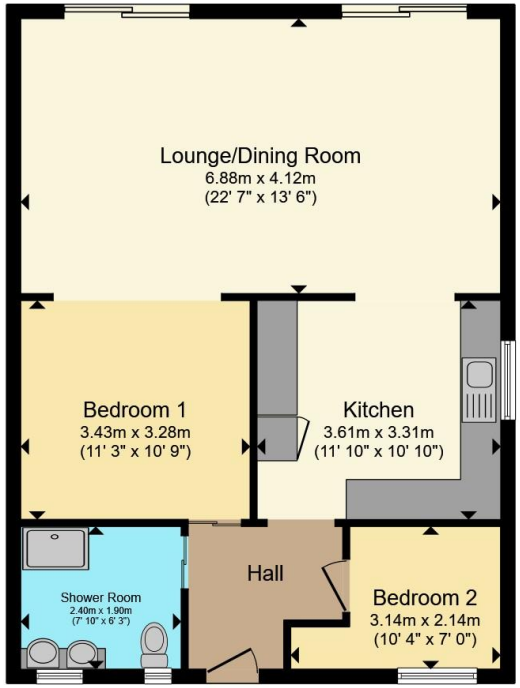




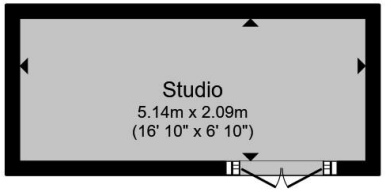








Floor Plan



Outbuilding

Total floor area 80.9 m² (871 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 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311759

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.