

Connells

West Street
Dunstable

West Street
Dunstable LU6 1SG

for sale
£475,000







Property Description

Connells are delighted to offer for sale this spacious and well-presented five-bedroom family home, ideally situated within a central Dunstable location, within easy reach of local shops, schools and transport links.

Arranged over three floors, this versatile property offers generous accommodation ideal for growing families. The ground floor comprises an entrance hall, a spacious 23ft lounge/dining room, fitted kitchen, ground-floor bedroom and an en-suite shower room.

The first floor benefits from two well-proportioned double bedrooms and a family bathroom, while the converted loft provides two further bedrooms and an additional shower room, creating flexible living space for larger families or those requiring home office space.

Externally, the property offers a low-maintenance rear garden and rear parking. There is also potential for the front garden to be converted into additional off-road parking, subject to the necessary permissions.

Presented in good condition throughout and offering excellent living space in a highly convenient location close to Dunstable town centre, this attractive home is an ideal purchase for families seeking space, flexibility and practicality.

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

Combi boiler, storage, radiator, tiled flooring, stairs to first floor landing

Lounge/Diner

Windows to front and rear aspect, two radiators, tiled flooring

Kitchen

Window to rear aspect, Free-standing fridge freezer, integrated oven and five point hob, cooker-hood, integrated microwave, integrated dishwasher, one bowl sink and drainer, partly tiled walls, tiled flooring

Bedroom One

Window to front aspect, radiator, laminate flooring

En Suite

WC, wash hand basin with vanity, double shower, extractor fan, towel rail, tiled walls and floor

Landing

Window to front aspect, storage, laminate flooring, stairs from hall, stairs to second floor

First Floor

Bedroom Two

Window to front aspect, radiator, tiled flooring

Bedroom Three

Window to rear aspect, radiator

Shower Room

Window to rear aspect, WC, double shower, wash hand basin with vanity storage, towel rail, tiled walls and floor

Landing

Skylight, carpet, stairs from first floor landing

Second Floor

Bedroom Four

Window to front aspect, carpet

Loft Bedroom (5)

Juliet balcony to rear aspect, carpet

Shower Room

Window to rear aspect, WC, single shower, wash hand basin, towel rail, tiled walls and floor

Outside

Front Garden

Steps, pathway, laid to lawn

Rear Garden

Block paving, gate, wooden fence, parking to rear aspect for 1-2 cars







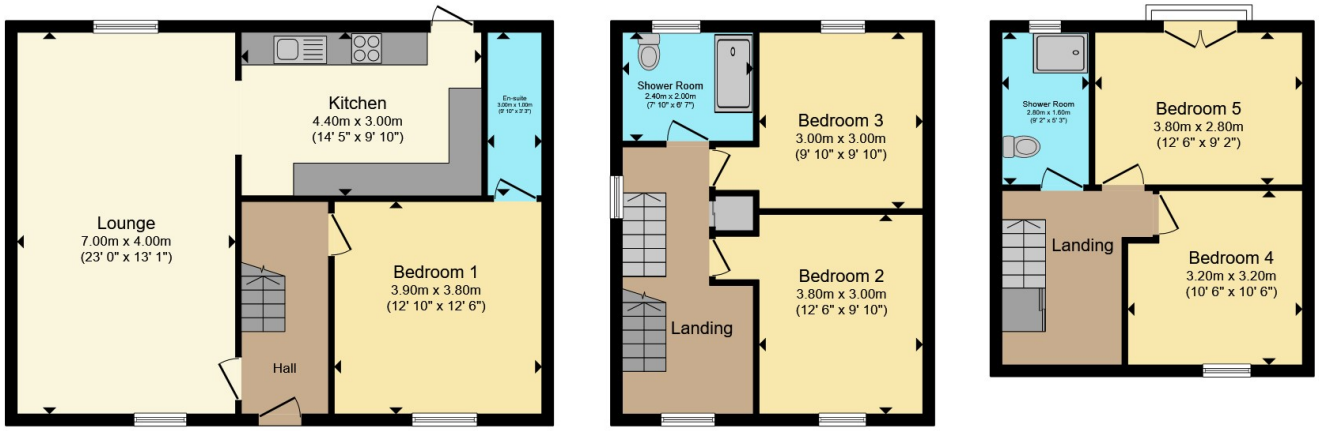












Ground Floor **First Floor** **Second Floor**

Total floor area 139.2 m² (1,499 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

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312686

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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.

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.