

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Drury Lane, Houghton Regis, Bedfordshire  
**Offers Over £310,000 Freehold**



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The Property Experts with the Personal Touch



# Drury Lane, Houghton Regis, Bedfordshire

## Offers Over £310,000



### Front

To the front of the property is a large gravelled and paved driveway providing parking for numerous vehicles leading to gated side access and path to:

### Entrance Hall

Providing access to all rooms, composite front door. wooden flooring,

### Living Room

11'5" x 11'0" (3.48m x 3.35m)

Wooden flooring. uPVC double glazed box bay windows to front aspect. Radiator.

### Bedroom 1

12'0" x 8'10" (3.66m x 2.69m)

Wooden flooring. uPVC double glazed windows to front aspect. Radiator. Fitted double wardrobe with sliding fronts.

### Bedroom 2

10'11" x 9'1" (3.34m x 2.76m)

Wooden flooring. uPVC double glazed windows to rear aspect. Radiator. Fitted double wardrobe with sliding fronts.

### Refitted Shower Room

Refitted three-piece suite including corner double shower cubicle with eye level mixer tap shower attachment and fully tiled splashbacks, low-level wc and wash hand basin built into vanity unit. Chrome heated towel rail. Tiled flooring and walls to ceiling height. uPVC double glazed obscure windows to rear aspect.

### Refitted Kitchen/Breakfast Room

16'4" x 10'11" (4.97m x 3.34m)

Refitted range of matching base and eye level units with single bowl sink inset to worktops over. Fitted oven with hob and extractor hood above. Integrated dishwasher. Spaces for washing machine, fridge/freezer and stand alone fridge. Wooden flooring. uPVC double glazed windows to side aspect. Space for breakfast bar. Radiator. Wooden glazed french doors.

### Conservatory

12'1" x 8'8" (3.69m x 2.63m)

Part brick part uPVC construction with polycarbonate roof. Wooden flooring. Radiator. uPVC double glazed windows to rear and side aspect. uPVC double glazed patio doors.

### Rear Garden

The bungalow benefits from a generous sized patio with mature shrubs leading to a lawn accessed by low picket fence with gated access. Garden fully enclosed by fence panelling with mature shrubs and plants. Summerhouse converted and currently used as a bar but would also be a perfect space for a home office. Wooden shed.

address: 15b High Street North  
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Additional Office: **Toddington:** 2-4 High Street  
- 01525 877 771

## The Property Experts with the Personal Touch

**MISDESCRIPTIONS ACT:** Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

This RARELY AVAILABLE BUNGALOW has been FULLY MODERNISED THROUGHOUT and benefits from DRIVEWAY FOR SEVERAL CARS and LARGE GARDEN with SUMMERHOUSE recently converted to a SPACIOUS BAR.

Household Estate Agents are excited to bring this SEMI-DETACHED home to the market in the desirable 'Drury Lane' within Houghton Regis which benefits from FANTASTIC ROAD LINKS to J11A OF THE M1 MOTORWAY as well as being central to Dunstable and Luton with links to the BUSWAY getting you in to LUTON TRAIN STATION and LONDON LUTON AIRPORT. This property is offered for sale in IMMACULATE CONDITION THROUGHOUT and further benefits from TWO DOUBLE BEDROOMS, LARGE REFITTED KITCHEN/BREAKFAST ROOM and CONSERVATORY.

The accommodation comprises entrance hall, living room, kitchen/breakfast room, conservatory, two bedrooms and shower room.

This home is suitable for an array of prospective purchasers including families with GREAT SCHOOLING close by such as TITHE FARM PRIMARY SCHOOL, HOUGHTON REGIS ACADEMY and ALL SAINTS ACADEMY.

CONTACT YOUR LOCAL HOUSEHOLD BRANCH TO ARRANGE YOUR VIEWING TODAY!



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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

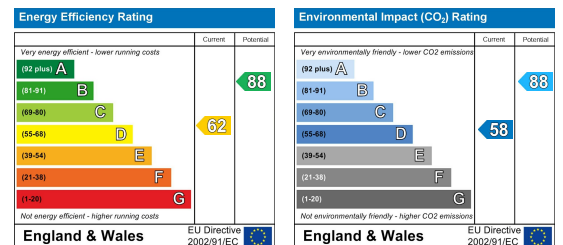


Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.  
Plan produced using PlanUp.

## Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

## EPC



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