



Connells

Titus Grove
Houghton Regis DUNSTABLE



Property Description

Enjoy living in this exceptionally well presented three bedroom home located within a popular and modern development in Houghton Regis - ideally situated to provide fantastic A5 and M1 links, close to nearby schools and local amenities!

Accommodation comprises; entrance hall, cloakroom, lounge and kitchen/diner. To the first floor this modern property boasts three goodsize bedrooms with en suite to master and family bathroom. Externally the property benefits parking for 2 cars to side, to the rear the property benefits from a good sized family garden perfect for entertaining.

Call to arrange your viewing Today..

Entrance Hall

Door to front aspect

Cloakroom

WC, wash hand basin, double glazed window to rear aspect

Lounge

Carpet, double glazed window to front aspect, double glazed doors to rear aspect

Kitchen/ Diner

Fitted kitchen, wall and base units, integrated oven and hob, cooker-hood, space for washing machine, space for fridge freezer, double glazed window to front aspect, double glazed doors to rear aspect, laminate flooring

Landing

Stairs from hall

Bedroom One

Carpet, double glazed window to front aspect

En Suite

Double glazed window to rear aspect, laminate flooring, fully tiled walk in shower, part tiled walls, WC, wash hand basin

Bedroom Two

Carpet, double glazed window to rear aspect

Bedroom Three

Carpet, double glazed window to front aspect

Bathroom

Double glazed window to rear aspect, WC, wash hand basin, bath with overhead shower, tiled wall.

Outside

Front Garden

Path to front door, hedges, driveway parking

Rear Garden

Patio, laid to lawn

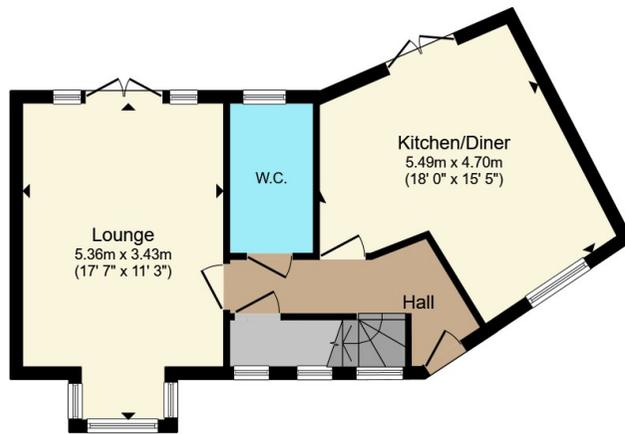




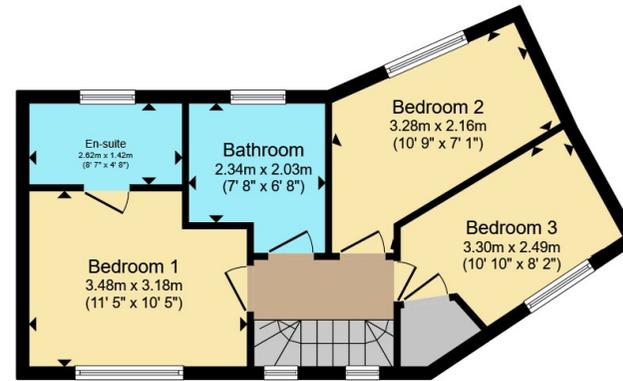


Subtraction

ONE	TWO	THREE	FOUR	FIVE	SIX
10-1=9	10-2=8	10-3=7	10-4=6	10-5=5	10-6=4
11-1=10	11-2=9	11-3=8	11-4=7	11-5=6	11-6=5
12-1=11	12-2=10	12-3=9	12-4=8	12-5=7	12-6=6
13-1=12	13-2=11	13-3=10	13-4=9	13-5=8	13-6=7
14-1=13	14-2=12	14-3=11	14-4=10	14-5=9	14-6=8
15-1=14	15-2=13	15-3=12	15-4=11	15-5=10	15-6=9
16-1=15	16-2=14	16-3=13	16-4=12	16-5=11	16-6=10
17-1=16	17-2=15	17-3=14	17-4=13	17-5=12	17-6=11
18-1=17	18-2=16	18-3=15	18-4=14	18-5=13	18-6=12
19-1=18	19-2=17	19-3=16	19-4=15	19-5=14	19-6=13
20-1=19	20-2=18	20-3=17	20-4=16	20-5=15	20-6=14
21-1=20	21-2=19	21-3=18	21-4=17	21-5=16	21-6=15
22-1=21	22-2=20	22-3=19	22-4=18	22-5=17	22-6=16
23-1=22	23-2=21	23-3=20	23-4=19	23-5=18	23-6=17
24-1=23	24-2=22	24-3=21	24-4=20	24-5=19	24-6=18
25-1=24	25-2=23	25-3=22	25-4=21	25-5=20	25-6=19
26-1=25	26-2=24	26-3=23	26-4=22	26-5=21	26-6=20
27-1=26	27-2=25	27-3=24	27-4=23	27-5=22	27-6=21
28-1=27	28-2=26	28-3=25	28-4=24	28-5=23	28-6=22
29-1=28	29-2=27	29-3=26	29-4=25	29-5=24	29-6=23
30-1=29	30-2=28	30-3=27	30-4=26	30-5=25	30-6=24



Ground Floor



First Floor

Total floor area 87.0 m² (937 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



To view this property please contact Connells on

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312329



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN312329 - 0002