

Dunstable Office:

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Evelyn Road, Dunstable, Bedfordshire

£300,000 Freehold



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£300,000



Front

This mature frontage benefits from a good size lawn area with mature shrubs and tree borders which sides on to the blockpaved driveway in front of the garage with a path leading to the PVC composite front door.

Entrance Porch

Fitted carpet. uPVC double glazed obscure window to front aspect. Door to understairs storage cupboard. Door to:

Entrance Hall

Fitted carpet. Stairs rising to the first floor landing. Doors to:

Living Room

13'8" x 11'2" (4.17m x 3.41m)

Fitted carpet. uPVC double glazed windows to front aspect. Gas feature fireplace with marble effect hearth.

Kitchen/Diner

8'11" x 11'2" (2.71m x 3.41m)

Fitted range of matching base and eye level units with single sink and draining board unit inset to worktops over. Fitted oven with hob over. Spaces for washing machine and fridge/freezer. Radiator. uPVC double glazed windows to rear aspect. Vinyl flooring.

Family Bathroom

Fitted three-piece suite including bath with shower over, low-level wc and wash hand pedestal. Radiator. uPVC double glazed window to side aspect. Vinyl flooring.

First Floor Landing

Fitted carpet. uPVC double glazed windows to front aspect. Door to storage cupboard housing the boiler. Doors to:

Bedroom 1

11'4" x 9'8" (3.47m x 2.97m)

Fitted carpet. Radiator. uPVC double glazed windows to front aspect.

Bedroom 2

12'11" x 9'1" (3.95m x 2.78m)

Fitted carpet. uPVC double glazed windows to rear aspect.

Bedroom 3

10'0" x 8'1" (3.06m x 2.47m)

Fitted carpet. Radiator. uPVC double glazed windows to rear aspect.

Cupboard

Storage cupboard above stairwell. Wall-mounted boiler.

Garage and Driveway

Concrete flooring. Wooden double doors to the front providing a blockpaved driveway for two cars. Glazed windows to rear aspect. Wooden door to:

Rear Garden

In our opinion, this is a large and private rear garden which benefits from a good size patio area leading on to a generous lawn area with path through the middle. This leads to the rear of the garden which has a wooden shed, greenhouse and mature shrubs, plants and tree borders and the garden is fully enclosed by fence panelling.

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Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

The Property Experts with the Personal Touch

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Offered for sale with NO UPPER CHAIN, this is a PERFECT OPPORTUNITY to purchase this home in the DESIRABLE area of EAST DUNSTABLE. With masses of POTENTIAL TO EXTEND this in to a STUNNING FAMILY HOME due to the LARGE REAR GARDEN and GARAGE with DRIVEWAY to the side. DON'T DELAY, VIEW TODAY!

Household Estate Agents are delighted to bring this THREE DOUBLE BEDROOM home to the market on the popular Evelyn Road, this is a perfect location for all buyers with junctions 11 and 11a of the M1 Motorway and close proximity to L&D Hospital and the Busway to Luton. In addition to fantastic commuting links to the motorway, there are TWO MAINLINE TRAIN STATIONS (Leagrave High Street Train Station and Luton Central Train Station) just a short drive away which would get you in to Central London within 40 minutes.

The accommodation comprises entrance porch, entrance hall, living room, kitchen/diner, downstairs family bathroom, first floor landing, three bedrooms and generous sized gardens to the front and rear. Whilst the property does require modernisation throughout, the property does benefit from uPVC double glazing throughout and gas central heating.

This home would be a perfect home for an array of different buyers and in particular for families due to the GREAT SCHOOLING on offer such as ST. CHRISTOPHERS ACADEMY, THE VALE ACADEMY and QUEENSBURY ACADEMY are currently within catchment.



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Road Map



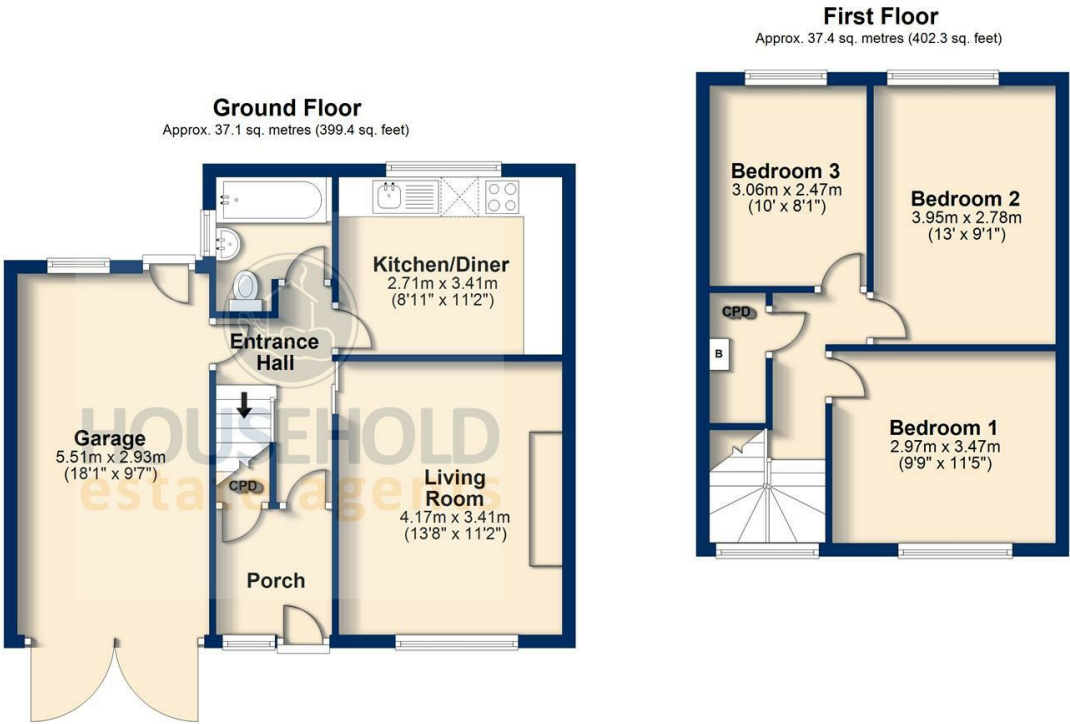
Hybrid Map



Terrain Map



Floor Plan



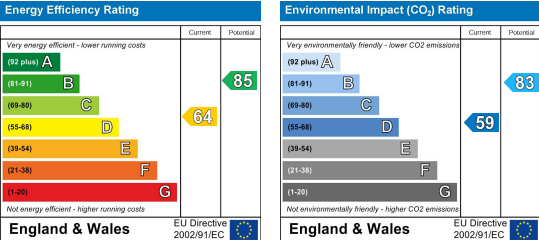
Total area: approx. 74.5 sq. metres (801.7 sq. feet)

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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