



**Bradshaws**  
Residential Sales & Lettings Since 1929

**33a Oakwell Close,  
Dunstable, Bedfordshire LU6 2PY  
£750 PCM**



\* SPACIOUS FIRST FLOOR MAISONETTE \* IMMACULATE ORDER THROUGHOUT \* TUCKED AWAY IN A SOUGHT AFTER WEST DUNSTABLE LOCATION WITH OPEN FIELDS & COUNTRYSIDE WALKS NEARBY \* TWO DOUBLE BEDROOMS \* SPACIOUS LIVING ROOM WITH A BALCONY OVER LOOKING DELIGHTFUL COMMUNAL GARDENS \* REFURBISHED KITCHEN \* MODERN FITTED WET ROOM \* DOUBLE GLAZING WINDOWS AND DOORS \* AMPLE RESIDENTS & VISITOR PARKING \* AVAILABLE IMMEDIATELY SUBJECT TO SATISFACTORY REFERENCING \* SORRY PETS NOT ALLOWED \*

3A Church Road, Harlington, Bedfordshire, LU5 6LE

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Set on the western outskirts of Dunstable Bradshaws are delighted to offer to let this spacious two double bedroom first floor maisonette. The well planned accommodation offers entrance hall, spacious living room, refurbished kitchen, modern wet room, two large double bedrooms. Externally there are gardens to front and side. The property benefits from a balcony and modern double glazed windows and doors. Set at the foot of the Dunstable Downs Oakwell Close is within easy reach of all local amenities. For the busy commuter M1 Jct 9 and the newly opened Jct11a are a short journey away for routes to London and The North. Bradshaws strongly advise an early viewing.

#### ENTRANCE PORCH

With a double glazed door providing access to:

#### ENTRANCE HALL

Glazed door, stairs rising to the landing that provides onward access to all accommodation. Hatch to insulated loft space, wall mounted storage heater, storage cupboard.

#### LIVING ROOM

15'3" x 12'5" (4.65 x 3.78)

Double glazed front aspect window, tiled fireplace with electric fire, television and power points, fitted carpet, storage heater, double glazed door to balcony.

#### BALCONY

The property benefits from its own balcony that looks out over a delightful communal garden area.

#### KITCHEN

9'4" x 9'1" (2.84 x 2.77)

New refurbished and comprising a range of matching wall and base units with work top surfaces over, integrated oven and hob with an extractor over, inset sink and drainer, part tiled walls, space and plumbing for washing machine, double glazed window to rear aspect, airing cupboard with lagged hot water tank, power points.

#### BEDROOM ONE

14'4" x 12'0" (4.37 x 3.66)

Double glazed window to front aspect, fitted carpet, storage heater.

#### BEDROOM TWO

12'7" x 9'1" (3.84 x 2.77)

Double glazed window to rear aspect,

storage heater, fitted carpet, power points.

#### WET ROOM

Modern wet room re-fitted with shower with rail and curtain, pedestal wash hand basin, low level w/c, obscure double glazed window to rear aspect, fully tiled walls.

#### EXTERNALLY

Front and Side garden : Mainly laid to lawn, shrubs and bushes.

#### RESIDENTS AND VISITOR PARKING

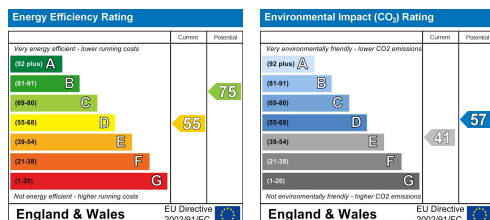
Located adjacent to this and the neighbouring block.

#### VIEWING

By appointment through Bradshaws.

#### REFERENCING

All tenancies are subject to satisfactory referencing.



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