

Dunstable Office:

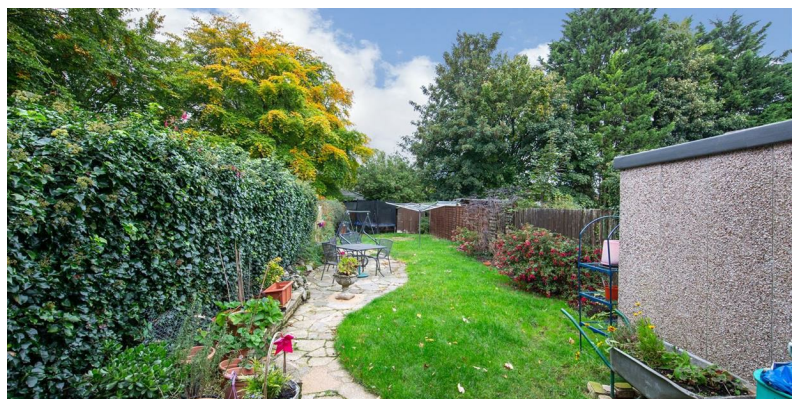
**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Oakwood Avenue, Dunstable  
**Offers In Excess Of**



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The Property Experts with the Personal Touch

15 Oakwood Avenue, Dunstable, Bedfordshire, LU5 4AR

Offers In Excess Of £255,000



## Front

### Entrance Hall

Double glazed window to front, radiator, laminate flooring, door to understair storage cupboard, stairs to the first-floor landing.

### Living Room

12'10" x 11'0" (3.91m x 3.36m)

Double glazed bow window to front, functional log burner, laminate flooring

### Kitchen/Diner

10'5" x 17'1" (3.18m x 5.21m)

Refitted with a matching range of base and eye level units and cupboards, sink with mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, built-in electric fan assisted double oven, built-in four ring gas hob with extractor hood over, two electric wireless heat plinths, ceramic tiled flooring, ceiling spotlights, double glazed window to rear double glazed double door to rear garden.

### Landing

8'2" x 5'9" (2.49m x 1.75m)

First-floor landing providing access to all first floor rooms.

### Bedroom 1

12'10" x 11'0" (3.91m x 3.36m)

Double glazed window to front, radiator, doors to storage cupboards.

### Study/ Nursery

10'5" x 11'0" (3.18m x 3.36m)

Double glazed window to rear, radiator, stairs leading to bedroom two.

### Bathroom

5'6" x 7'8" (1.67m x 2.34m)

Three-piece suite comprising deep panelled bath, wash hand basin and low-level WC, ceramic tiled flooring, two double glazed windows to rear.

### Bedroom 3

9'3" x 7'11" (2.83m x 2.42m)

Double glazed window to front, radiator, door to storage cupboard.

### Bedroom 2

11'8" x 17'5" (3.56m x 5.31m)

Two double glazed skylights, radiator.

### Outside

#### Driveway

Block paved driveway for two vehicles to the front of the property.

#### Rear Garden

Large rear garden, mainly laid to lawn, flower and shrub borders enclosed by fencing. Gate provides access to front.

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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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SPACIOUS FAMILY home with STUNNING re-fitted KITCHEN, LOFT CONVERSION, plus STUDY/NURSERY, LARGE rear GARDEN & BLOCK PAVED DRIVEWAY to front, located in SOUTH DUNSTABLE within a short drive from JUNCTION 9 of the M1 MOTORWAY

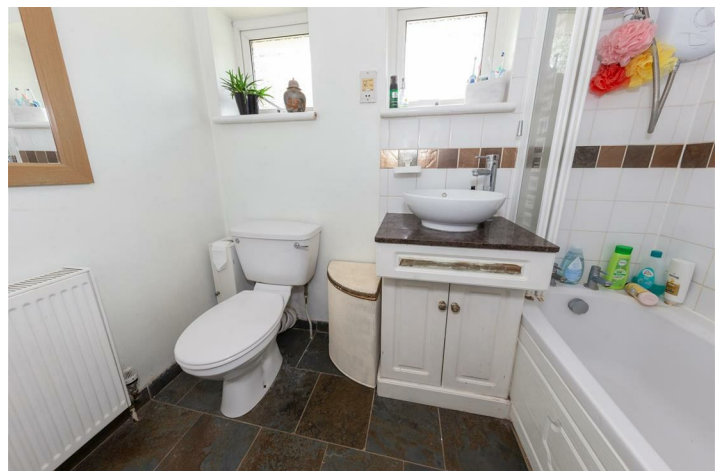
Household Estate Agents are delighted to bring to the market this mid terrace property further benefitting from over 1,000 SQFT of living accommodation with the POTENTIAL TO EXTEND further (STPP) plus GAS CENTRAL HEATING & DOUBLE GLAZING.

Oakwood Avenue is located in Downside within walking distance to local amenities on the development as well as being within walking distance to the BUSWAY with direct links to Luton Train Station and London Luton Airport. There are excellent road links to neighbouring Towns such as Hemel Hempstead, St. Albans, Leighton Buzzard and Luton which all benefit from MAINLINE TRAIN STATIONS.

The accommodation comprises entrance hall, living room, re-fitted kitchen/diner to the ground floor. On the first floor, there is a double bedroom with ample storage, a single bedroom, a room currently configured as a nursery but would also be perfect for a study, and a bathroom. There is a double bedroom located on the second floor.

This home would be suitable for an array of prospective purchasers with families in particular due to the EXCELLENT SCHOOLING nearby such as St Augustines Academy and Manshead School.

Please call your local HOUSEHOLD ESTATE AGENTS office without further delay to arrange an early appointment to view.



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## Road Map



## Hybrid Map



## Terrain Map



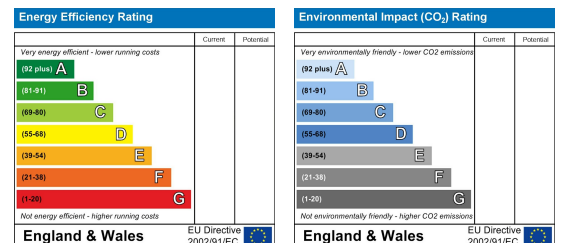
## Floor Plan



## 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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