



## Harebell Gardens, Houghton Regis, Dunstable

£1,460 PCM

Leagrave train station is less than 5 miles away providing quick access to Bedford, Brighton, Luton, St Albans and Gatwick, whereas the M1 and the A5-M1 Link are close by to take you beyond to Milton Keynes and London.

Introducing the New Stamford, this new take on classic design delivers a beautiful home for all the family. As you walk in, you're welcomed by a modern open plan kitchen, dining and living perfect for entertaining and family living. With stunning skylights and French windows leading out to the garden, this spacious area is drenched in natural light on those sunny days. The ground floor also benefits from a convenient WC. The New Stamford is set across three floors, the first floor featuring two good sized bedrooms and a family bathroom which includes both a bath and shower. The top floor includes a generous master suite including a private en-suite as well as a luxurious dressing room towards the back of the house.

Both centres of Houghton Regis and Dunstable are within easy reach of the site offering many local shops and supermarkets as well as the nearby White Lion Retail Park which includes a Next and an M&S Simply food among many other highstreet names.

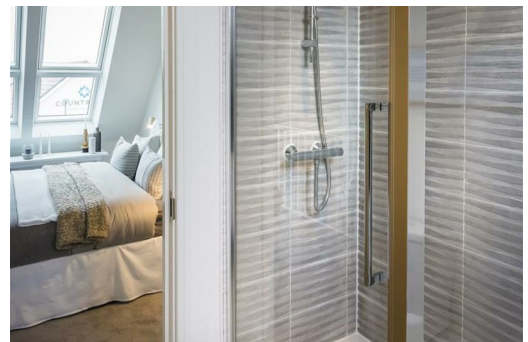
For those of you looking to get out into nature you'll find Houghton Hall Park ideal for dog walkers, jogging and family outings. The Barton Hills National Nature Reserve is close to the site to the north east, with ZSL Whipsnade Zoo a 15minute drive away. And with Luton and London nearby, the opportunities for nightlife are boundless!

With 25 Ofsted rated 'good' or 'outstanding' schools in the area including Houghton Regis Primary School and Beecroft Academy, your education needs are similarly well catered for. To access the site use the postcode LU5 6JQ via Thorn Road.





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G