

Dunstable Office:  
**01582 477 077**



Residential Sales • Property Management • Lettings

41 Ridgeway Avenue, Dunstable, Bedfordshire, LU5 4QL

**£325,000 Freehold**



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The Property Experts with the Personal Touch



# Ridgeway Avenue, Dunstable

£325,000



## Front

## Hall

14'2" x 6'7" (4.33m x 2.00m)

Providing access to all rooms, loft access, access to storage cupboards.

## Living Room

11'11" x 13'8" (3.64m x 4.16m)

Double radiator, full height window to rear, sliding double glazed door to conservatory

## Conservatory

8'10" x 13'9" (2.68m x 4.19m)

Part brick constructed, double radiator, ceramic tiled flooring, double glazed windows to side & rear, double glazed patio doors to rear garden.

## Kitchen

11'10" x 8'10" (3.60m x 2.69m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, built-in four ring electric hob with pull out extractor hood over, double glazed window to rear with four ceiling spotlights, double glazed door to side.

## Master Bedroom

12'4" x 12'1" (3.75m x 3.68m)

Double glazed bay window to front, ceiling spotlights, radiator.

## Bedroom 2

11'10" x 10'0" (3.60m x 3.04m)

Double glazed window to front, double radiator.

## Bedroom 3

8'10" x 8'10" (2.68m x 2.69m)

Double glazed window to side, radiator.

## Bathroom

6'5" x 5'10" (1.95m x 1.77m)

Three piece comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height tiling to all walls, obscure double glazed window to side, ceramic tiled flooring, four ceiling spotlights.

## Driveway

Block paved driveway to front of property for several vehicles.

## Garage

24'1" x 8'3" (7.33m x 2.52m)

Detached single glazed window to rear, Up and over door.

## Rear Garden

Large patio area, laid to lawn, enclosed by fencing, providing access to garage and block paved driveway to side of property.

address: 15b High Street North  
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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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THREE BEDROOM, TWO RECEPTION ROOM bungalow benefitting from LARGE REAR GARDEN and DETACHED GARAGE with a DRIVEWAY FOR MULTIPLE VEHICLES, located in the desirable area of EAST DUNSTABLE,.

Household Estate Agents are delighted to offer for sale this SEMI DETACHED home further benefitting from GAS CENTRAL HEATING, DOUBLE GLAZING as well POTENTIAL TO EXTEND (STPP).

Located on the popular Ridgeway Avenue, this home benefits from being within a short drive of both JUNCTIONS 11 & 11A of the M1 Motorway as well as being served by TWO MAINLINE TRAIN STATIONS such as Leagrave High Street and Luton Central. The BUSWAY has a stop located just off on Jeans Way which is within walking distance from here providing a direct link to Luton Train Station and London Luton Airport. There are many local amenities within close proximity on Katherine Drive and also a larger Tesco supermarket.

The accommodation boasts entrance hall, living room, conservatory, kitchen, three bedrooms and family bathroom. The garden to the rear presents a patio area leading to lawn with a mixture of mature plants, shrubs, trees and fencing providing a private feel.

This home would be ideal for an array of prospective purchasers including families due to the excellent schooling nearby such as Hadrian Academy, The Vale Academy and All Saints Academy.

Call your local HOUSEHOLD ESTATE AGENTS office without further delay to arrange your appointment to view



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