

Millers Way, Houghton Regis, Dunstable, LU5 5FA

Asking Price: £450,000 Freehold (Subject to contract)

Urban&Rural
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** URBAN & RURAL ** NO CHAIN ** TWO RECEPTION ROOMS ** FOUR BEDROOMS ** EN-SUITE ** GARAGE & DRIVEWAY **

A Well-Presented Family Home – Offered with No Onward Chain

Built in the late 1990s and offered to the market in good condition throughout, this attractive home provides comfortable and practical accommodation ideally suited to modern family living.

The property has been well maintained over the years and offers a bright and welcoming interior, with well-proportioned rooms and plenty of scope for a new owner to add their own personal touches.

Externally, the home benefits from a low-maintenance garden and patio area, ideal for outdoor dining and entertaining. Off-street parking and a garage provide additional convenience.

Offered with no onward chain, the property represents an excellent opportunity for buyers looking for a well-cared-for home with the potential to make it their own.

Early viewing is highly recommended to fully appreciate the accommodation and opportunity on offer.

EPC Rating C.







The Local Area:

The Priory Meadows backs on to the Houghton Regis Nature Reserve. The Wildlife Trust is managing The Chalk Pit as a nature reserve, The Chalk Pit holds many different habitats including chalk grassland, a limestone lake, broadleaved woodland and wetland spread over 100 acres. The area also benefits from great transport links with its close proximity to the M1 junctions 11 and 11a, guided bus way and easy access to London Luton Airport.

Local Authority - Central Bedfordshire Council

Council Tax Band - C



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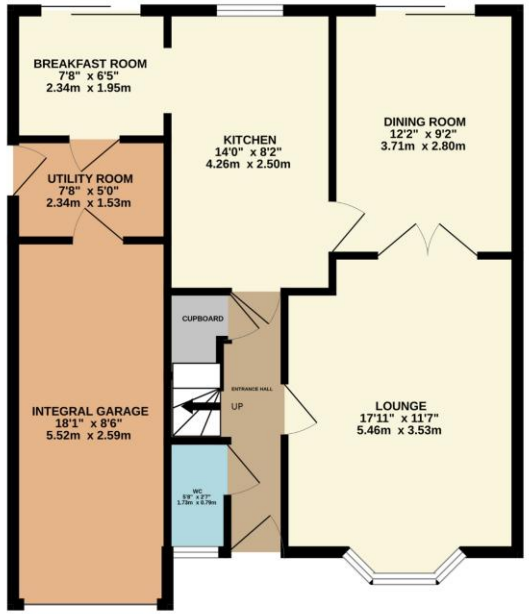




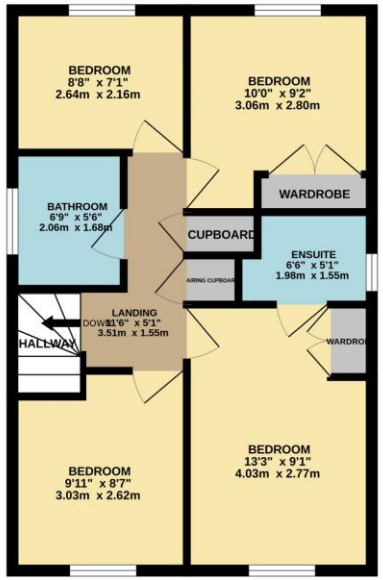


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GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.

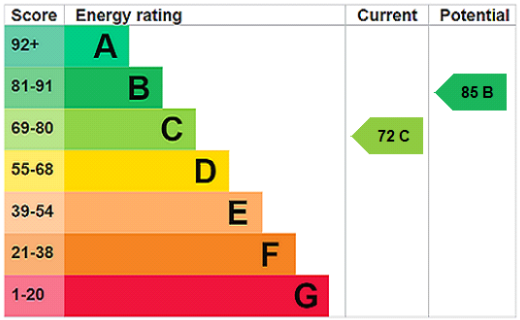


1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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