



Connells

Vanbrugh Drive
Houghton Regis Dunstable

Vanbrugh Drive Houghton Regis Dunstable LU5 5SU

for sale
£300,000



Property Description

Situated within a popular cul-de-sac and conveniently positioned for local amenities, schools and everyday conveniences, this well-presented three-bedroom end-of-terrace home offers comfortable accommodation, making it an excellent choice for families, first-time buyers and downsizers alike.

The ground floor features an entrance porch, a bright lounge and a separate dining area with French doors opening onto the rear garden, creating an ideal space for everyday living and entertaining. The re-fitted kitchen offers a range of modern units, integrated cooking appliances and ample worktop space.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes, alongside a contemporary re-fitted family bathroom.

A standout feature is the impressive rear garden, offering a generous lawn, decked seating area and additional patio space, perfect for outdoor dining and relaxation. Further benefits include allocated parking and gated side access.

Offering move-in-ready accommodation in a sought-after residential setting, this fantastic home is expected to appeal to a wide range

of buyers, with early viewing highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Window to front aspect, radiator, laminate flooring

Dining Room

Patio doors, radiator, laminate flooring

Kitchen

Window to rear aspect, wall and base units, work surfaces, space for washing machine, electric oven, gas hob, cooker-hood, tiled flooring and walls

Landing

Carpet

Bedroom One

Window to front aspect, built in wardrobe, radiator

Bedroom Two

Window to rear aspect, built in wardrobes, radiator

Bedroom Three

Window to rear aspect, laminate flooring, radiator

Bathroom

WC, wash hand basin, bath with shower, heated towel rail, extractor fan, fully tiled

Outside

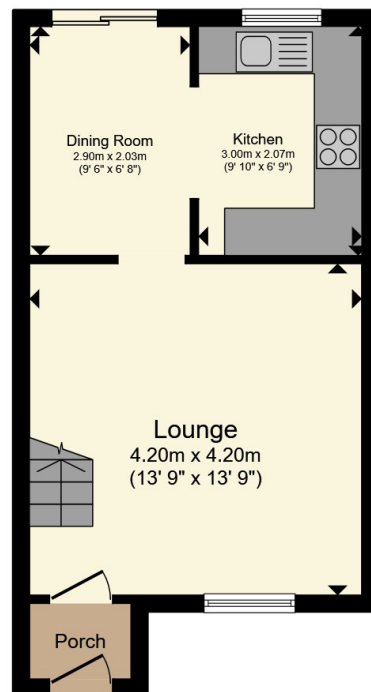
Rear Garden

Decking area, laid to lawn, water supply, wooden gate

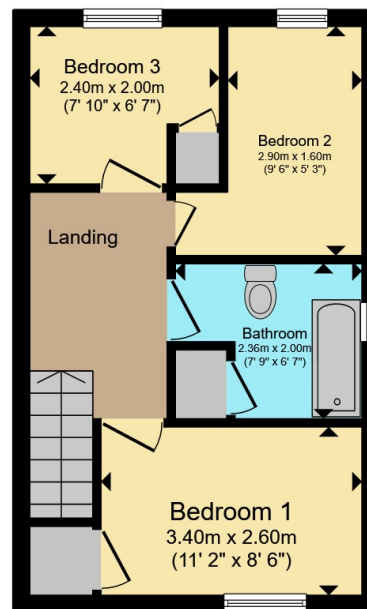








Ground Floor



First Floor

Total floor area 61.9 m² (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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19 High Street North
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312745



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