

Houghton Road, Dunstable, Bedfordshire, LU5 5AD

Asking Price: £400,000 Freehold (Subject to contract)

Urban & Rural
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An excellent opportunity to acquire a substantial early 1900s five-bedroom semi-detached family home, offering versatile living accommodation arranged over three floors, a generous rear garden and approved planning permission for a 5-metre rear extension.

This well-proportioned property combines the generous room sizes associated with homes of this era with the flexibility required for modern family living. Benefiting from recently replaced windows throughout, two reception rooms, five bedrooms, including two within a loft conversion, and a family bathroom, the property provides spacious and adaptable accommodation ideally suited to growing families.

The ground floor offers two well-proportioned reception rooms, providing excellent flexibility for everyday family living, relaxation and entertaining. These versatile spaces can be arranged to suit individual requirements, whether as a formal sitting room, family lounge, dining room or home office.

The first floor provides three bedrooms, offering comfortable accommodation for family members or guests, together with a family bathroom.

The bedrooms offer flexibility for a variety of uses, including children's rooms, guest accommodation or a dedicated home office.

A particularly attractive feature of the property is the loft conversion, which provides two additional bedrooms, bringing the total number of bedrooms to five.

This valuable additional accommodation makes excellent use of the available space and offers flexibility for larger families, older children, visiting guests or those requiring dedicated areas for home working.

The property benefits from recently replaced windows throughout, providing a welcome modern improvement while retaining the character and generous proportions of this established 1950s home.

One of the property's most appealing features is its particularly generous rear garden, offering excellent outdoor space for family activities, entertaining and relaxation.

The garden provides considerable scope for landscaping and the creation of distinct seating, dining and recreational areas, making it an attractive feature for families and keen gardeners alike.

Its generous length also offers an excellent setting for the proposed rear extension, while retaining valuable outdoor space.

Early viewing is highly recommended to fully appreciate the accommodation, garden and possibilities this property has to offer.

EPC Rating TBC.







90 Houghton Road, Dunstable,
Bedfordshire, LU5 5AD

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The Local Area:

Located within close distance to Junction 11a of the M1 Motorway, and within easy reach of the Luton & Dunstable Hospital and the London Luton Airport.

Local Authority - Central Bedfordshire Council
Council Tax Band - C

At a Glance:

- Substantial early 1900s semi-detached family home
- Cloakroom
- Five bedrooms
- Two versatile reception rooms
- Family bathroom
- Recently replaced windows throughout
- Generous and well-proportioned accommodation
- Particularly long rear garden
- Approved planning permission for a 5-metre rear extension
- Excellent potential to create contemporary open-plan family living
- Ideal opportunity for growing families



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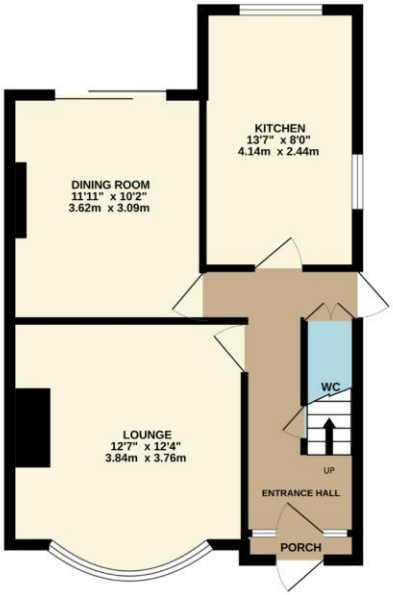




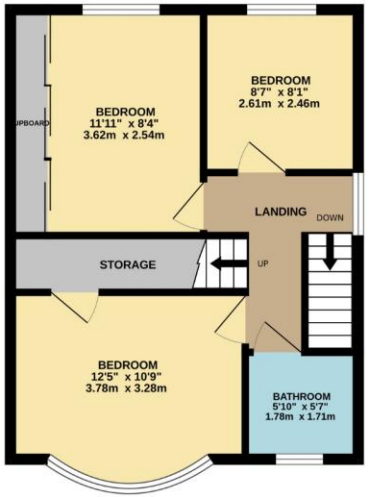


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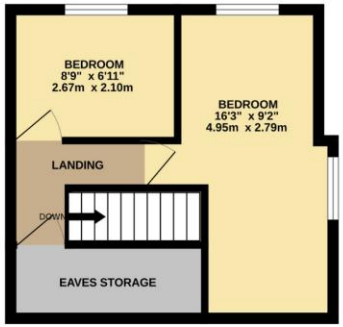
GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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