

High Street, Houghton Regis, Dunstable, LU5 5BJ

Asking Price: £525,000 Freehold (Subject to contract)

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Having undergone an extensive programme of refurbishment over the last two years, the property offers beautifully presented, versatile accommodation arranged over four floors, making it an ideal home for growing families or those seeking substantial living space.

Upon entering the property, you are welcomed into a spacious and inviting open-plan living area, where the original oak staircase provides an attractive contrast between the home's Georgian heritage and its contemporary interior. The ground floor also benefits from a convenient cloakroom.

The impressive open-plan lounge and dining area forms the heart of the home, featuring clean architectural lines, smooth finishes and a bright, airy atmosphere. Modern windows throughout allow natural light to flood the space, enhancing the sense of openness and creating a welcoming environment.

The carefully considered layout seamlessly combines comfortable lounge seating with a generous dining area, providing a versatile setting for everyday family life and entertaining guests. The contemporary design complements the property's impressive proportions, offering a perfect balance of style, comfort and practicality.

Completing the ground-floor accommodation is a stylish kitchen featuring contemporary gloss-white units complemented by beautiful solid wood worktops, offering an attractive and practical space for family living.

Accessed via stairs from the living area, the property benefits from a substantial cellar, adding further versatility to the accommodation.

Historically used as servants' quarters, this characterful lower-ground-floor space is currently utilised for storage and includes a window to the front, a useful storage cupboard and the property's boiler.

The cellar offers additional potential for alternative uses, subject to any necessary permissions and building regulations.

The first floor provides four well-proportioned bedrooms, offering flexible accommodation for families of all sizes.

One bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a modern family bathroom.

The landing also provides access to the staircase leading to the second floor.

Occupying the uppermost floor is an impressive fifth bedroom, providing a spacious and versatile retreat.

To the rear is a generous, mature garden, offering a delightful setting for outdoor entertaining, family activities and relaxation. The garden features established fruit trees, mature shrubs and colourful flower borders, creating an attractive outdoor environment.

To the side of the property is a substantial driveway providing off-road parking for several vehicles, a particularly valuable feature for a home of this size.

Early viewing is highly recommended to fully appreciate the size, quality and accommodation this exceptional home has to offer.

EPC Rating TBC.







20 High Street, Houghton Regis,
Dunstable, LU5 5BJ

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The Local Area:

Positioned on the High Street in Houghton Regis, the property enjoys a convenient location with access to local shops, amenities, schools and transport connections.

The surrounding area provides access to Dunstable, Luton and the wider Bedfordshire countryside, making this an attractive location for families and commuters alike.

Local Authority - Central Bedfordshire Council

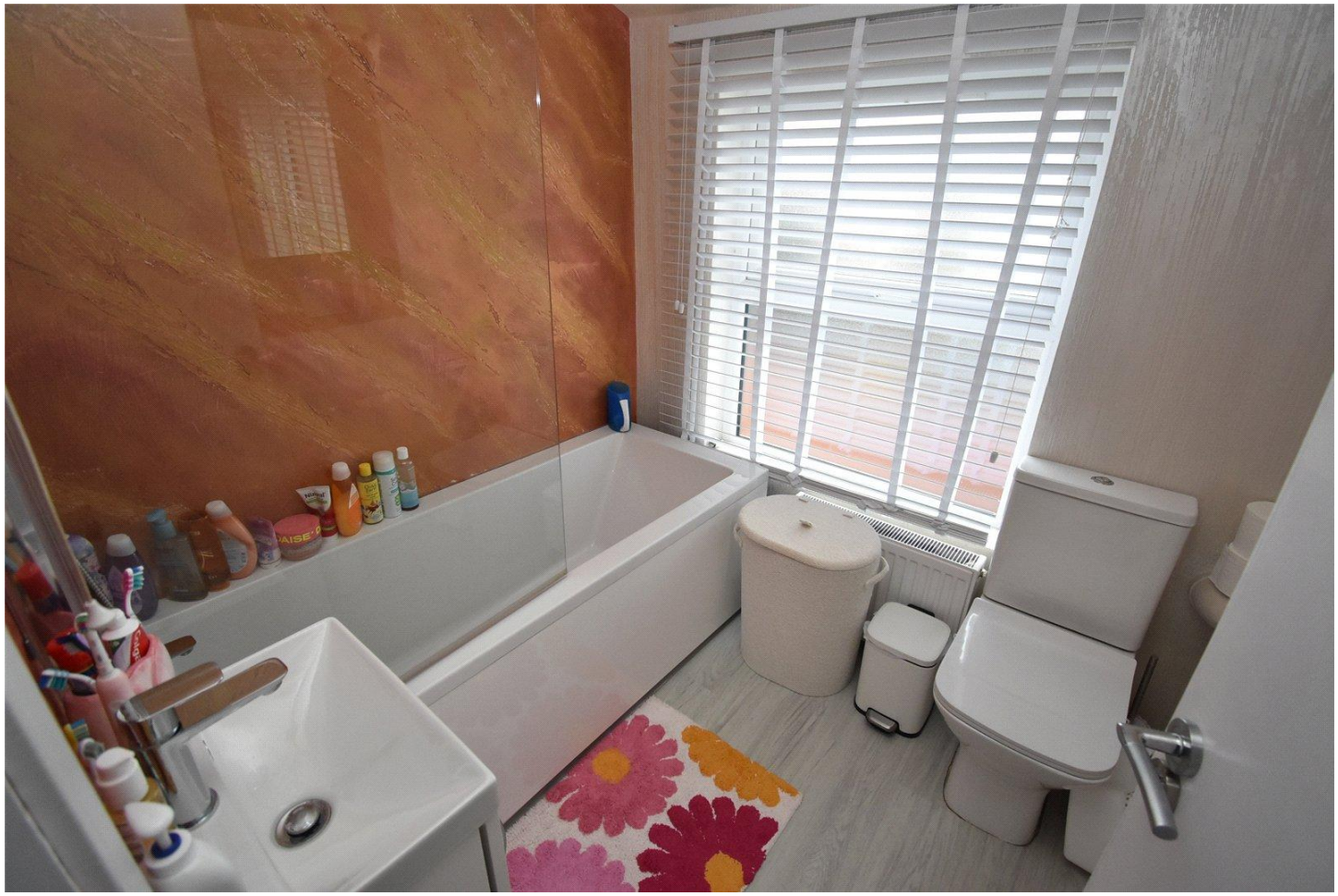
Council Tax Band - D

At a Glance:

- Georgian Detached Home
- Recent Refurbishment
- Open Plan Living



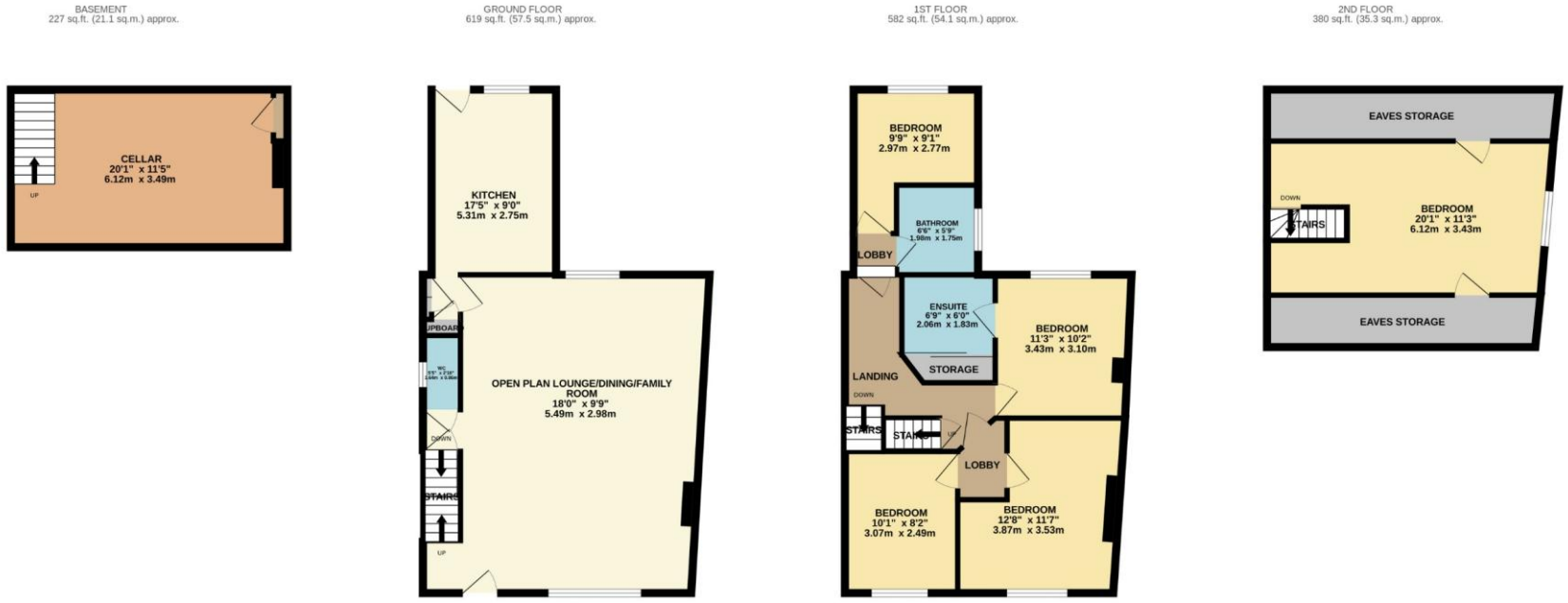
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TOTAL FLOOR AREA : 1808 sq.ft. (168.0 sq.m.) approx.

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