



Vanbrugh Drive, Houghton Regis, Dunstable, LU5 5SU

welcome to

Vanbrugh Drive, Houghton Regis, Dunstable

Well-presented three-bedroom home with practical family living in mind. boasting an impressive garden. Comprising: porch, lounge, re-fitted kitchen and a separate dining area. Three bedrooms and family bathroom. Outside there is allocated parking and a great size garden.

Entrance Porch

Double-glazed door to the front and a door to the lounge.

Lounge

TV Point, radiator, wood effect laminate flooring, stairs to the first floor and double-glazed window to the front. Archway to the dining room.

Dining Room

Radiator, wood effect laminate flooring and double-glazed Patio doors leading out to the garden. Archway to the kitchen.

Kitchen

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, integrated electric oven and a gas hob with an extractor fan over. Space for a washing machine and a fridge/freezer. Central heating boiler and double-glazed window to the rear.

First Floor Landing

Stairs from the ground floor, airing cupboard and loft access. Doors to all bedrooms and the family bathroom.

Bedroom One

Built-in wardrobes with hanging rail and storage, radiator and double-glazed window to the front.

Bedroom Two

Radiator and double-glazed window to the rear.

Bedroom Three

Radiator and double-glazed window to the rear.

Bathroom

Partially tiled with a wash hand basin with mixer tap set in a vanity unit, low-level WC and a bath with a shower over. Heated towel rail, extractor fan and a double-glazed obscured window to the side.

Outside Front Garden

Laid to lawn with a path leading to the front door.

Rear Garden

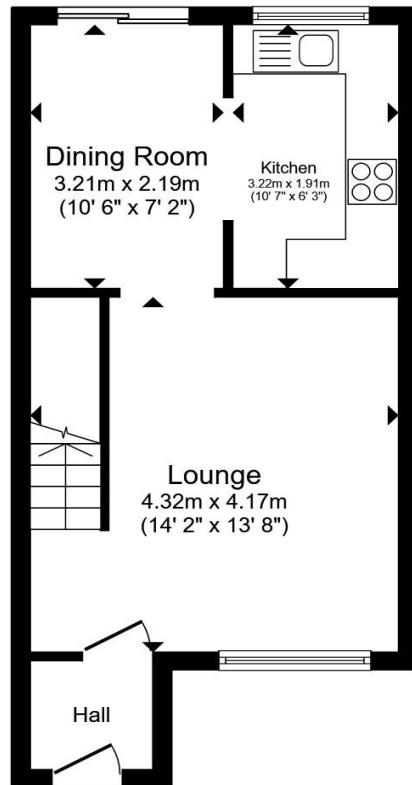
Enclosed by fencing the garden is mainly laid to lawn with a decked seating area, a separate patio area, some shrub borders and gated side access.

Parking

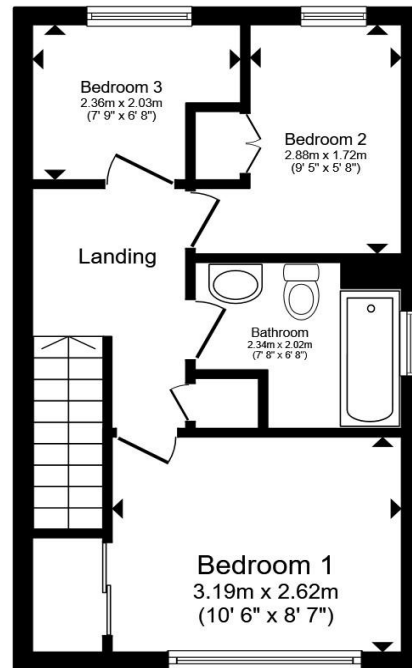
Allocated parking space for 1 car.

Agents Note

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.



Ground Floor



First Floor

Total floor area 65.7 m² (707 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



welcome to
Vanbrugh Drive,
Houghton Regis, Dunstable

- LARGE GARDEN
- WELL PRESENTED THROUGH OUT
- RE-FITTED KITCHEN AND BATHROOM
- ALLOCATED PARKING
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price
£310,000



view this property online [brownandmerry.co.uk/Property/LBZ109775](https://www.brownandmerry.co.uk/Property/LBZ109775)



Property Ref:
LBZ109775 - 0003

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