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## Aventine Grove, Houghton Regis

A substantial, modern and well-designed family home with large garage and good-sized garden, in a quiet cul-de-sac location, near excellent local schools and transport links.

**£475,000**

01992 87 85 80

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### Overall Description

This is a substantial and well thought-out detached family home, built by well-regarded builders Linden Homes and lived in from new by the current owners. The property is the prestigious Pembroke design, specifically targeted at professional families looking for a comfortable and spacious home that can accommodate a large and growing family. There are four double bedrooms upstairs as well as a modern bathroom and en-suite to the master bedroom. Downstairs there is a welcoming entrance hall, cloakroom, sitting room with bay window to the front, large and contemporary kitchen/dining room, utility and home office. There is a large garage (which some owners in the area have converted into a gym), two parking spaces and a good-sized garden to the rear. The house has double-glazed windows, gas central-heating and a very good Energy Performance Rating of B, which helps to keep the bills down. The family have loved living in this home but it is time to move on, so if you are looking for an excellent family home in a great location, then early viewing is strongly advised.

### Location

This delightful property sits down a quiet cul-de-sac in the Bedfordshire town of Houghton Regis, is popular with professional family buyers looking for a safe, green and modern environment to bring up a family, that also has excellent transport links and well-regarded local schools. Residents benefit from proximity to the M1 motorway and A5, as well as the high-frequency Luton-Dunstable Busway (which also goes to the airport). There are two railway stations close by, Leagrave Station (3 miles away) and Luton (5 miles), both on the Midland Mainline (Thameslink) to St Pancras (around 35-40 mins) and Luton Airport is a short drive away down the M1. There are good schools at all levels close-by, including the Ashbourne Day Nursery, Houghton Regis Primary School, Tith Farm Primary School and secondary schools such as the Houghton School and Houghton Regis Academy. There is a Tesco Express supermarket a short walk away and the town centre has local stores (including butchers and bakers), major supermarkets, a post office, as well as doctors and dentists. There are excellent sporting and leisure amenities in the immediate area including the Houghton Regis Community and Leisure Centre, with its swimming pools, gym, squash courts, children's play area and cafe. If you are looking for a convenient and family-friendly area to locate to, then you won't be disappointed.

### Accommodation

From the driveway the part-glazed front door leads into the:

#### Entrance Hall 15'9 x 6'7 (4.80m x 2.01m)

Stairs to first floor. Wood-effect flooring. Cloaks cupboard. Radiator.

#### Cloakroom 5'6 2'10 (1.68m x 0.86m)

Low-level WC. Wash-hand basin with mirror above. Extractor fan. Wood-effect flooring. Radiator.

#### Sitting Room 18'10 into bay x 11'6 (5.74m into bay x 3.51m)

Bay window to front. Internet TV point. Two radiators. Double doors into the:

#### Kitchen/Dining Room 26'5 x 10'11 widest (8.05m x 3.33m widest)

Window and French doors to the rear. Kitchen units with Quartz worktops and a one and a half bowl stainless-steel sink unit. Electric oven with gas hob and stainless-steel extractor above. Fitted fridge/freezer and dishwasher. Dining area. Wood-effect flooring. Radiator.

#### Utility 8'9 x 5'10 (2.67m x 1.78m)

Kitchen units with Quartz work-tops and a stainless steel sink unit. Fitted washing-machine. Wall-mounted gas-fired central-heating boiler.

#### Home Office/Family Room 7'11 x 7'9 (2.41m x 2.36m)

Window to front. Fibre broadband point. Radiator.

### First Floor

From the hall, stairs lead up to the landing. Airing cupboard with hot-water cylinder. Loft hatch. Radiator.

#### Bedroom One 14'1 x 11'3 (4.29m x 3.43m)

Window to front. Radiator. Door to:

#### En-Suite Shower Room 7'6 x 5' (2.29m x 1.52m)

Frosted window to front. Double shower cubicle. Wash-hand basin with tiled splash-back and mirror. Extractor fan.

#### Bedroom Two 12'3 widest x 11'6 widest (3.73m widest x 3.51m widest)

Window to front. Radiator.

#### Bathroom 7'5 x 7'3 (2.26m x 2.21m)

Frosted window to rear. Panel bath with shower attachment, glass shower screen and tiled surround. Low-level WC. Wash-hand basin. Extractor fan. Radiator.

#### Bedroom Three 12'9 widest x 9'2 widest (3.89m widest x 2.79m widest)

Window to rear overlooking the garden. Radiator.

#### Bedroom Four 11 x 9'5 (3.35m x 2.87m)

Window to rear overlooking the garden. Radiator.

### Outside

The property has two parking spaces in front of the GARAGE: 23' x 10'6 with vaulted ceiling, electric light/power and a garage door to the front. A gate leads through to the back garden which is a good-size with patio, central lawn and fencing for privacy.

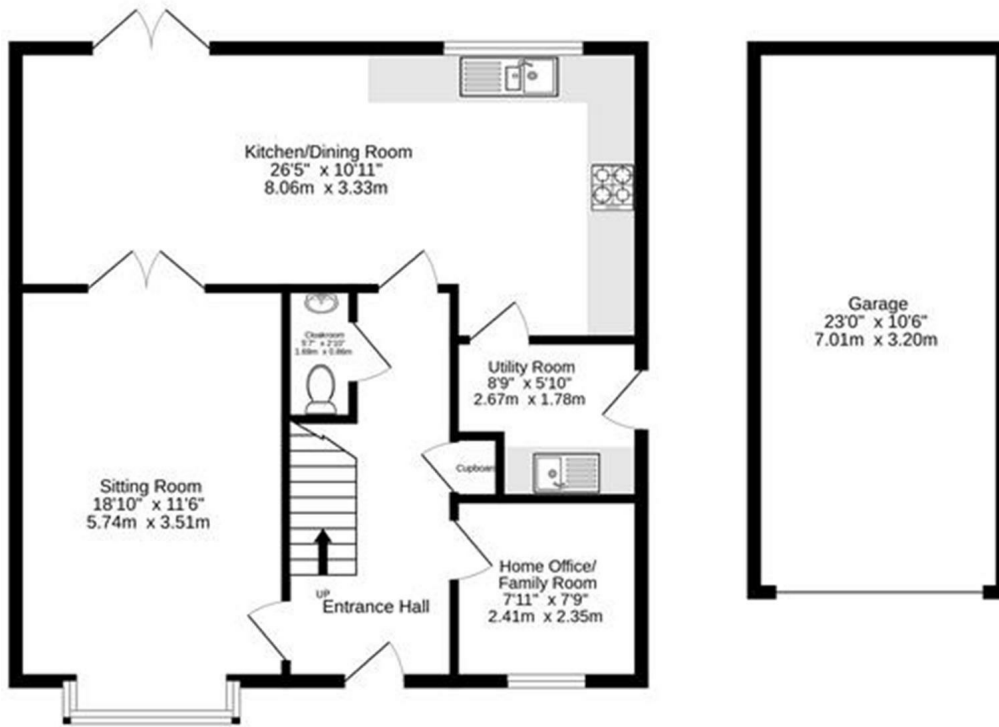
### Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Fibre broadband and TV connected. EPC Rating: B. Council Tax Band: E.

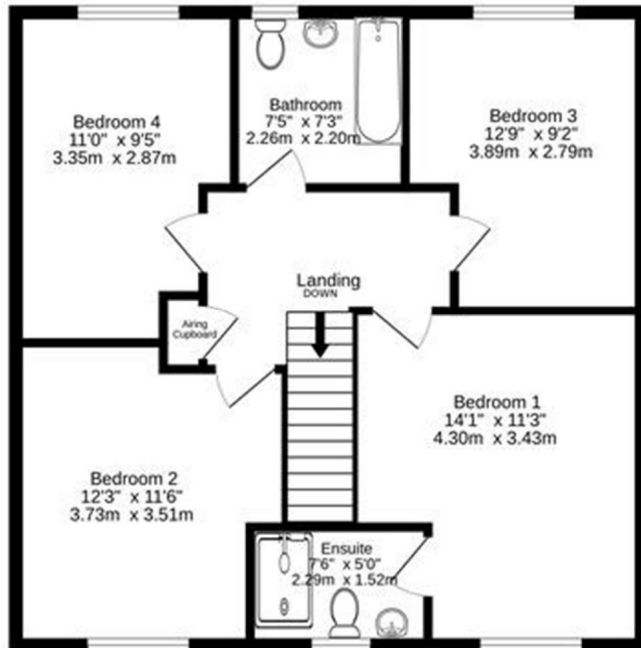
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Ground Floor  
960 sq.ft. (89.2 sq.m.) approx.



1st Floor  
708 sq.ft. (65.8 sq.m.) approx.




TOTAL FLOOR AREA : 1668 sq.ft. (155.0 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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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>84</p>	<p>94</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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