



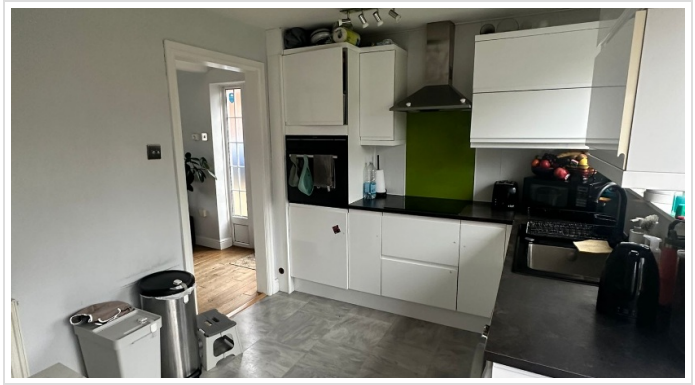
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2 Bed Semi-Detached In Park Leys , Harlington, Dunstable, LU5 6LZ £315,000



Ref: 14313





SHORT DESCRIPTION

Property Ref: 14313 We are pleased to present an exceptional house located at Park Leys, Harlington, Dunstable, LU5. This wonderful residence boasts 2 bedrooms, 1 bathroom, and a living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of off-street parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. -----

----- Property Type: Semi-detached Full selling price: £315000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: The energy rating is D. It has the potential to be B Measurement: 61 square meters Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Off-street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

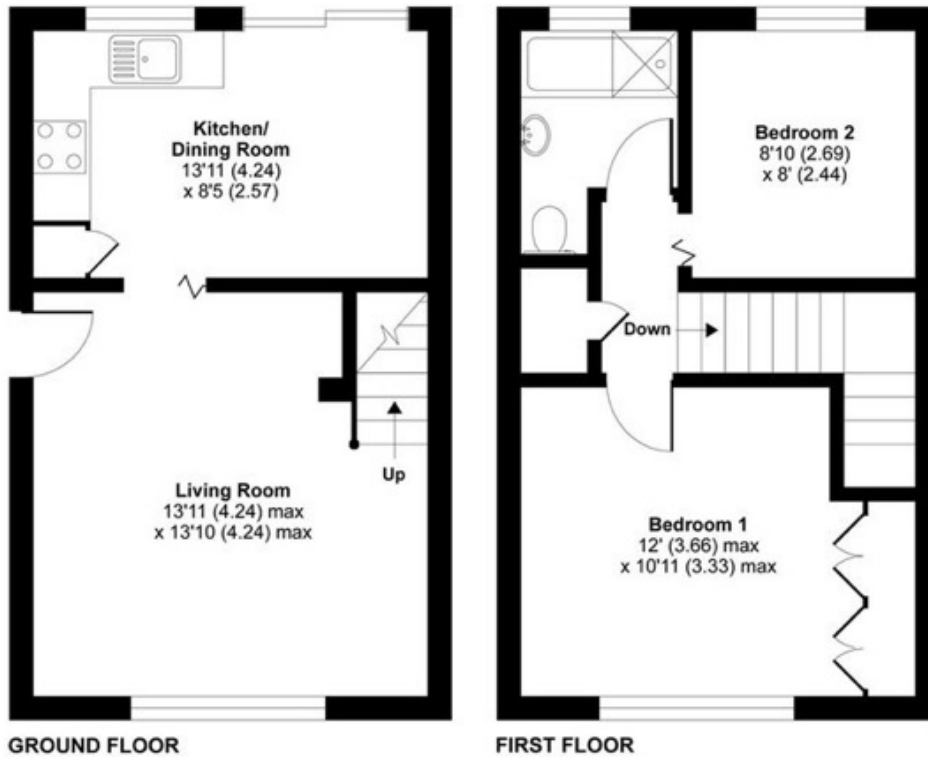
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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