



Betony Meadow, Houghton Regis

£400,000



- Modern three-bedroom end of terrace home
- Completed in 2023 and owned by the seller from new
- Generous accommodation arranged over three floors
- Spacious lounge/diner with double doors to the garden
- Two allocated parking spaces
- Convenient ground-floor cloakroom
- Two well-proportioned first-floor bedrooms
- Dual-access family bathroom
- Full-floor principal bedroom with large private en-suite
- Enclosed garden with lawn, decking, side access

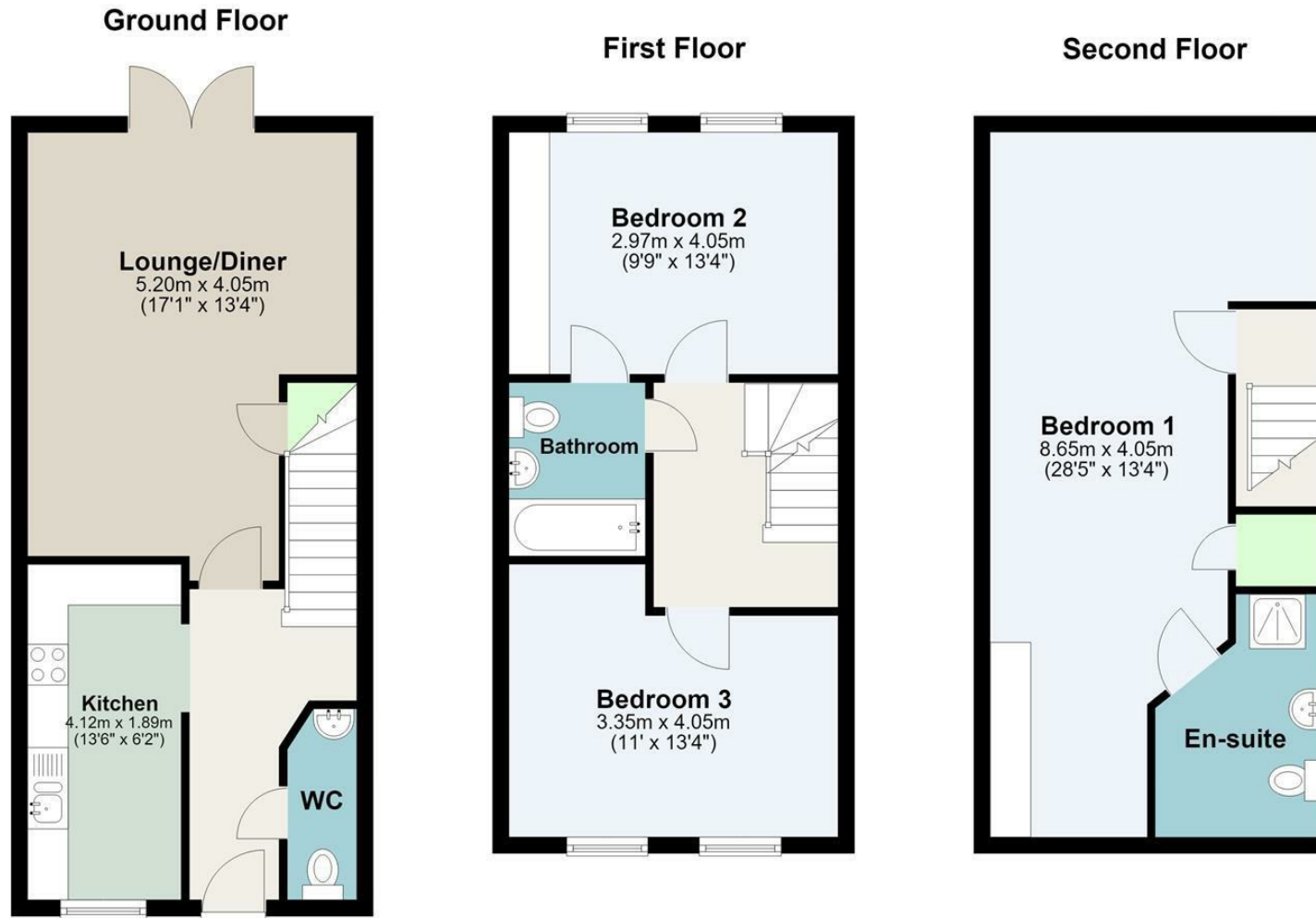
Completed in 2023, this beautifully presented three-bedroom end of terrace home provides spacious and thoughtfully arranged accommodation across three floors. The welcoming entrance hall gives access to a convenient ground-floor cloakroom, a modern front-facing kitchen and a generously proportioned lounge/diner extending across the rear of the property. Double doors open from the reception room onto the garden, bringing in natural light and creating an excellent setting for everyday family life and entertaining. The first floor comprises two well-proportioned bedrooms and a family bathroom with dual access from both the landing and rear bedroom. Occupying the entire top floor is the impressive principal bedroom, offering an exceptional amount of space and complemented by a large private en-suite.





The enclosed rear garden offers an attractive combination of lawn and low-maintenance outdoor space, with a stone pathway running along the side and leading through the gated access to the front. A decked seating area at the end of the garden provides an ideal place for outdoor dining and relaxation, while the double doors from the lounge/diner allow the interior and exterior spaces to work seamlessly together. Two allocated parking spaces are situated directly outside the house. The property is positioned in Houghton Regis, a well-connected Central Bedfordshire town offering local amenities, schools, parks and convenient access to Dunstable and Luton. Road connections include the A5, M1 Junction 11A and A5-M1 Link Road, while the guided busway provides services towards Dunstable, Luton and London Luton Airport.

Floor Plan



Total area: approx. 108.3 sq. metres (1166.0 sq. feet)

This floorplan is for illustrative purposes only. Room sizes and layout are approximate and should not be relied upon as exact. Buyers should verify measurements and details independently before making any decisions.
Plan produced using PlanUp.

Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.