



Evelyn Road, Dunstable

Monthly Rental Of  
£1,700

- Available end of July and has to be seen!
- Spacious extended family home in a good location
- Well presented throughout
- Corner plot gardens, driveway and GARAGE
- Living room opening to the dining area
- Kitchen + separate cloakroom/utility
- Sitting room/dining room
- FOUR BEDROOMS & family bathroom

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## General

Available from the end of July 2024 - must be viewed!

This spacious family home is located in a popular area and occupies a large corner plot. The accommodation is well presented and includes an entrance porch, entrance hall, living room opening to a dining area, kitchen and study/sitting room. Off the hallway is a utility/cloakroom too.

Up on the first floor is the landing and then 4 bedrooms and the bathroom.

The gardens are perfect for a tenant who enjoys their outdoor space, the frontage is bordered with a mature hedge for privacy, gated access to the side garden and then leading into the good sized rear garden that is fully enclosed. There are double gates that lead to the driveway and the garage.

**Please call the team on 01525 876600 to enquire about this home.**

## Rooms & Dimensions

Entrance porch

Entrance hall

Living room and opening to dining area: 7.10m x 3.47m

Kitchen: 3.46m x 3.11m

Sitting/Dining room: 3.30m x 3.14m

Utility/cloakroom

Landing

Bedroom: 4.57m x 3.19m

Bedroom: 3.91m x 2.86m

Bedroom 3.56m x 3.06m

Bedroom: 2.38m x 2.13m

Bathroom

Corner plot gardens to the front and rear. Driveway with double gates. Garage

## Deposit

We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks the equivalent to 5 weeks agreed rent (minus the holding deposit already paid) is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

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