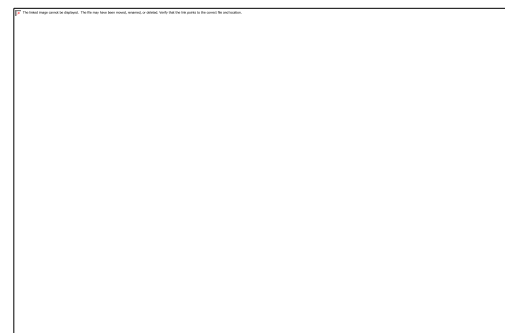
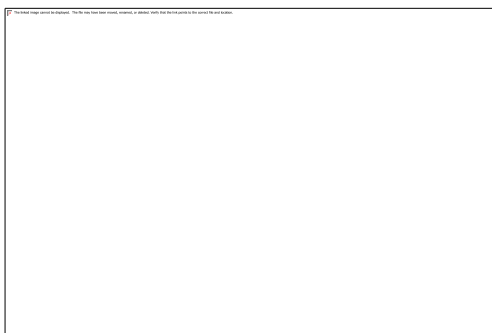
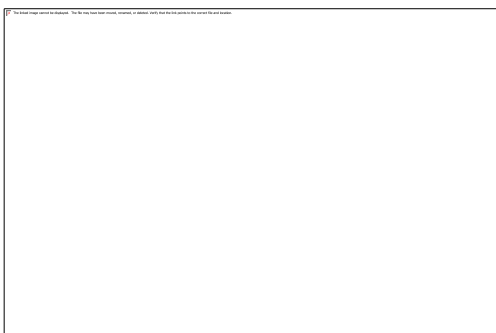
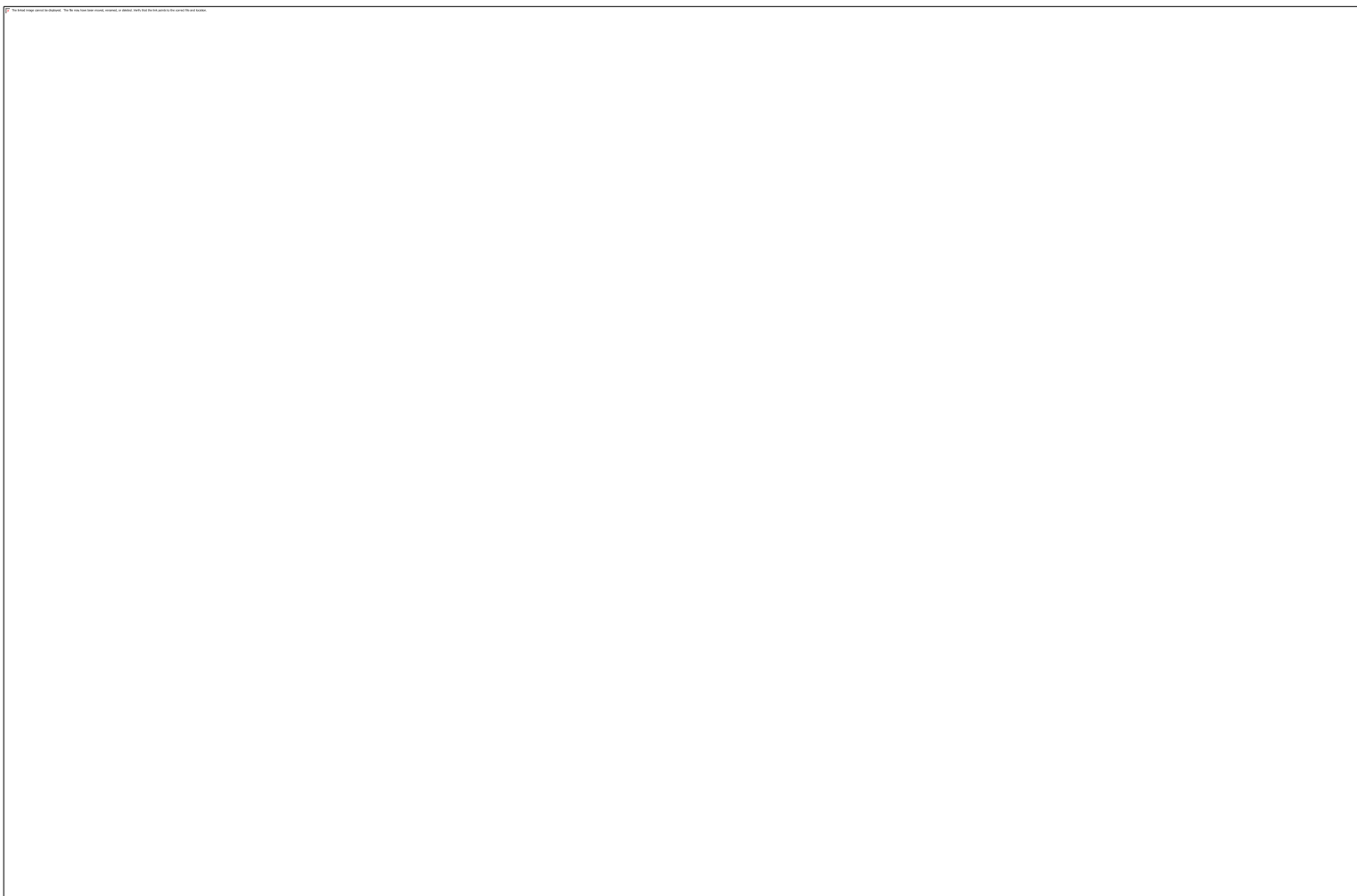


# Milton Way | Dunstable



**venture**  
residential



**£525,000**

Venture Residential are delighted to offer for sale this five bedroom home set in the quiet area of Houghton Hamlets. Benefiting from being close to the guided busway allowing for easy access between Luton and Dunstable Town Centres, along with close to local amenities and schools this family home is in the perfect location. Call Venture Residential today on 01582 249155 to view.

01582 249155

[www.venture-residential.co.uk](http://www.venture-residential.co.uk)

Description

Venture Residential are delighted to offer to the market this five - bedroom semi-detached home in the popular area of Houghton Hamlets. This large spacious home benefits from an Entrance Hall, Lounge/Diner along with a separate reception room, Conservatory and kitchen to the ground floor. To the first floor are four bedrooms, one with En Suite and a family bathroom. The rear garden is fully fenced with a patio area and laid to lawn. To the front is off road parking for two cars. Houghton Hamlets is a popular area with families due to its close proximity to the open parklands of Houghton Hall Park and local schools.

Ground floor

Entrance Hall

Carpet flooring

Dining Room 16' 3" x 7' 2" (4.96m x 2.18m)

Carpet, Radiator, Double glazed window to front, Electric Box

Lounge/Diner 11' 10" x 13' 9" (3.6m x 4.19m)

+ 2.65 x 2.93 Wooden floor, Double glazed bay window to front, TV point

Conservatory

Vinyl flooring, Radiator, Doors and window to rear, Plumbing for washing machine

Kitchen

Ceramic floor tiles, Tiled splash back, Wall and base units, Electric hob and oven, Extractor fan, Under stairs cupboard

Cloakroom

Pedestal hand basin, Low level WC, Frosted double glazed window to side

First Floor Landing

Loft access, airing cupboard

First floor

Bedroom One 16' 6" x 7' 1" (5.04m x 2.16m)

Carpet, Radiator, Double glazed window to rear

Bedroom Two

Carpet, Radiator, Double glazed window to rear

Bathroom

Bath with power shower, Tiled throughout, Low level WC, Pedestal hand basin, Double glazed window to rear

Bedroom Three 9' 5" x 9' 5" (2.88m x 2.86m)

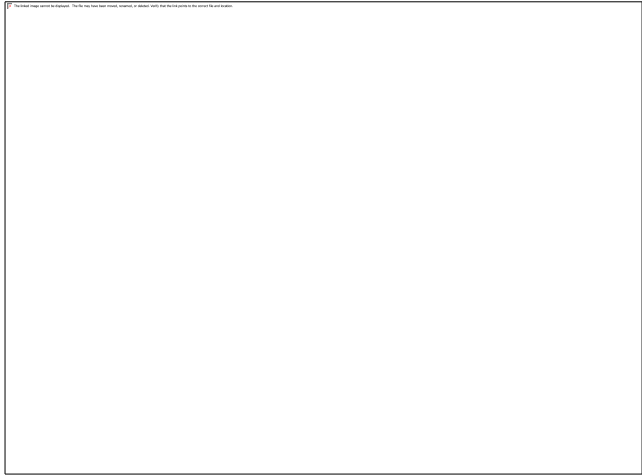
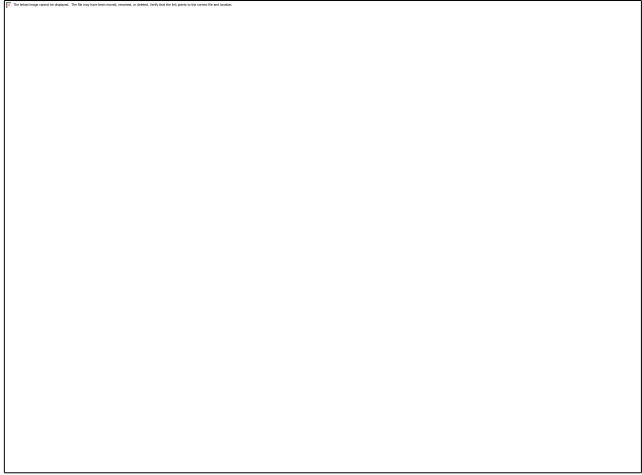
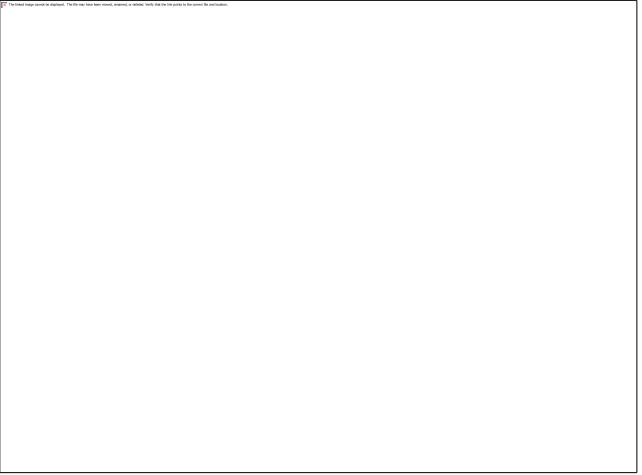
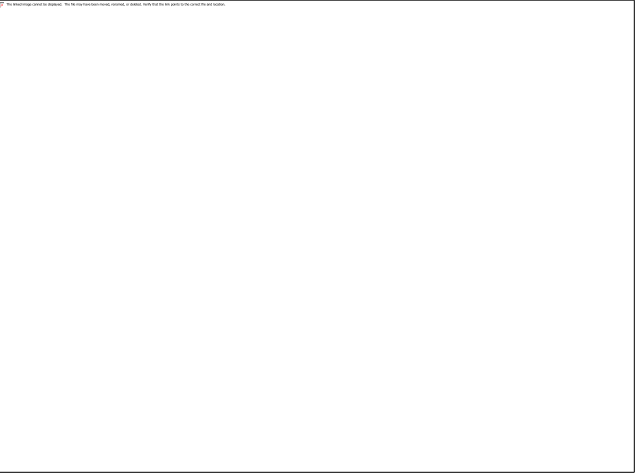
Carpet, Double glazed window to rear, Fitted wardrobes

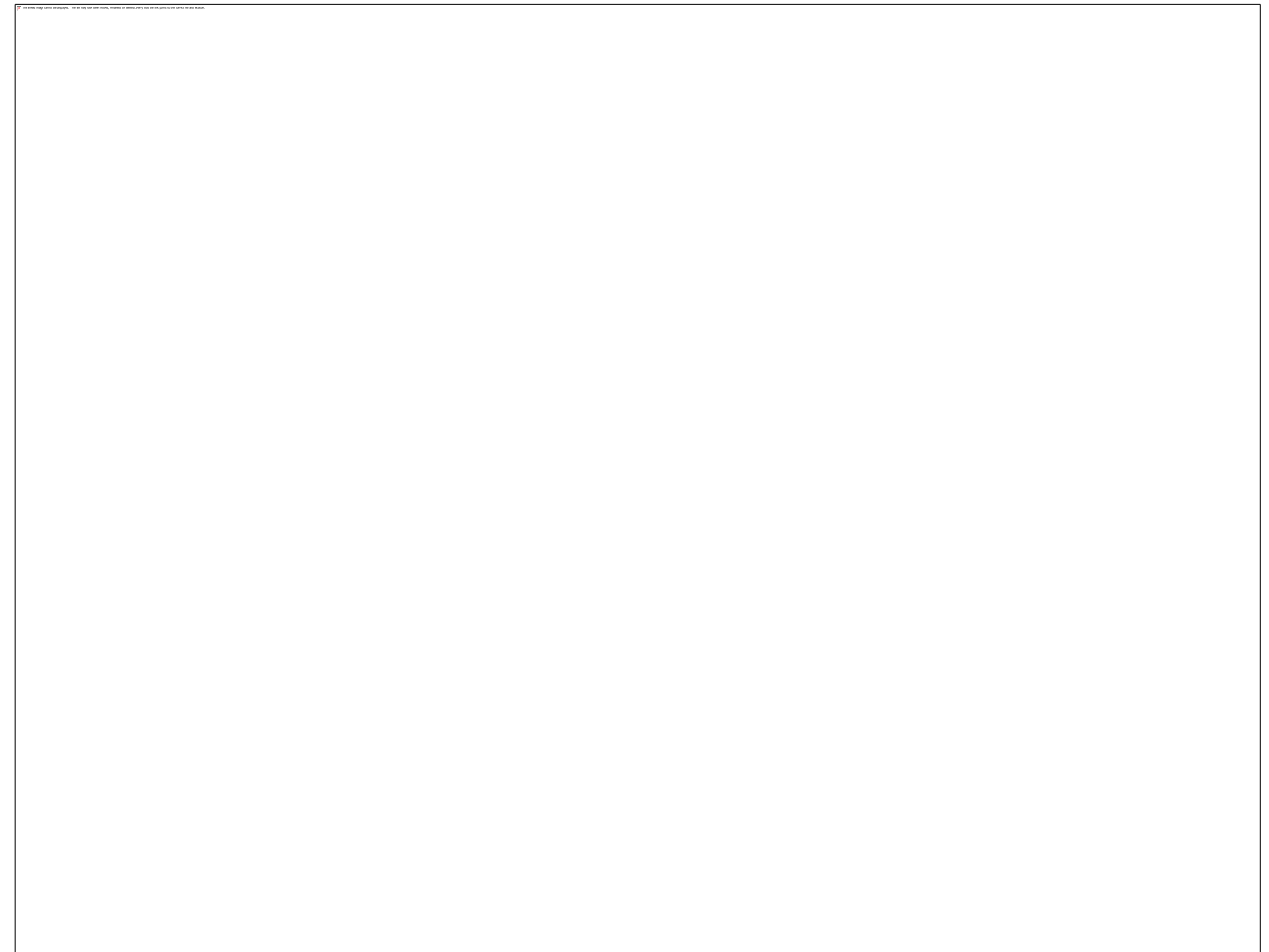
Bedroom Four 16' 3" x 9' 9" (4.96m x 2.97m)

Carpet, double glazed window to front, Integrated cupboard

En-suite to Bedroom Four

Double glazed window to side, Shower cubicle, Low level WC, Wash hand basin







## Energy Performance Certificate



71, Milton Way, Houghton Regis, DUNSTABLE, LU5 5UE

**Dwelling type:** Detached house  
**Date of assessment:** 02 May 2017  
**Date of certificate:** 02 May 2017

**Reference number:** 0928-3075-6265-8853-4980  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 112 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

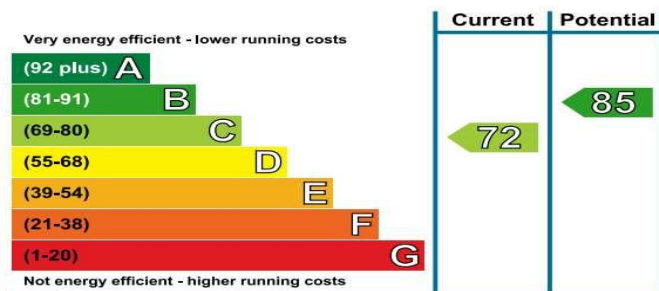
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,517</b>
<b>Over 3 years you could save</b>	<b>£ 432</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 216 over 3 years	
Heating	£ 1,602 over 3 years	£ 1,608 over 3 years	
Hot Water	£ 543 over 3 years	£ 261 over 3 years	
<b>Totals</b>	<b>£ 2,517</b>	<b>£ 2,085</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£50	£ 132	
2 Hot water cylinder thermostat	£200 - £400	£ 153	✓
3 Solar water heating	£4,000 - £6,000	£ 144	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.