



Summer Street, Slip End Luton LU1 4BN

welcome to

Summer Street, Slip End Luton

A spacious three bedroom family home located in Slip End, a small village between Harpenden and Caddington. The property offers two reception rooms, fitted kitchen and bathroom, large rear garden and parking. Favoured primary school and secondary schools available in Harpenden, Dunstable and Luton as well as a village school which has been rated 'outstanding' by Ofsted. Access links to the M1 (J10), London Luton airport and mainline train stations in Luton & Harpenden servicing London St Pancras. An internal viewing is highly recommended.

Entrance Hall

Single glazed door to front, radiator and wooden floor boards.

Lounge

14' 4" max x 11' 8" (4.37m max x 3.56m)
Double glazed window to front, open fireplace, television point, radiator and fitted carpet.

Dining Room

12' x 11' 10" (3.66m x 3.61m)
Double glazed window to rear, log burner, radiator and wooden floor boards.

Kitchen

12' 11" x 7' 6" (3.94m x 2.29m)
Double glazed window to side, fitted kitchen with a range of wall and base units, work surfaces, sink and drainer, electric oven, electric hob, plumbing for washing machine and dishwasher, fridge/freezer and tiled flooring.

Bathroom

7' 4" x 7' 2" (2.24m x 2.18m)
Double glazed window to side, part tiled walls, bath with mixer taps, WC, wash hand basin, cupboard housing boiler and tiled flooring.

First Floor Accommodation

Landing

Stairs from entrance hall, cupboard and access to loft.

Bedroom One

14' 11" max x 11' 11" (4.55m max x 3.63m)
Double glazed window to front, television point, free standing wardrobes, feature cast iron fireplace and fitted carpet.

Bedroom Two

12' x 9' 4" (3.66m x 2.84m)
Double glazed window to rear, radiator, fitted wardrobes, fireplace and fitted carpet.

Bedroom Three

12' 11" x 7' 11" (3.94m x 2.41m)
Double glazed window to rear, radiator and fitted carpet.

Outside

Front Garden

Space for parking.

Rear Garden

Approx. 90ft in length, hard standing patio, stairs to grassed lawn, well-established plants and fruit trees, shed and fence borders.





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Summer Street, Slip End Luton

- Three bedrooms
- Two reception rooms
- Spacious accommodation
- Good schools nearby
- Excellent transport connections

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



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Property Ref:
ALB103299 - 0006

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