



**Connells**

Wychwood Avenue  
Luton



### Property Description

This extended five bedroom semi-detached family home is located off of Old Bedford Road and holds further planning permission for front, side and rear extensions.

The traditional 1930's bay fronted home creates a unique opportunity for those seeking their forever home.

The property currently has three bedrooms on the first floor with family bathroom and another two bedrooms on the second floor with a shower room.

Downstairs there is a through lounge, kitchen, spacious garden, side courtyard and garage.

The secluded garden holds an array of fruit trees and berry bushes. Weather you are a seasoned gardener or simply appreciate the beauty of the outside this will suit your needs.

Wardown Park is a short stroll which offers stunning gardens to relax in and has the river Lea running through. There is an array of things to do with all the family such as mini golf and a museum to visit. It also accommodates the Luton Carnival which is the biggest one-day carnival in Europe.

Luton Railway Station is located around a mile from the residence. The mainline Railway Station can have you in St Pancras in less than half an hour.

Call now to take the first step into making this your forever home.

### Entrance Hall

Double glazed frosted door and window to front aspect. Radiator. Stairs leading to first floor.

### Lounge

26' 9" x 11' 6" ( 8.15m x 3.51m )  
Double glazed bay window to front aspect. Double glazed window and door to rear aspect. Two radiators.

### Kitchen

12' 7" x 7' 2" ( 3.84m x 2.18m )  
Double glazed window and door to rear aspect. Double glazed frosted window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Electric oven and electric hob with extractor fan over. Tiled. Radiator. Combi boiler.

### First Floor Landing

Double glazed frosted window to side aspect. Stairs leading to second floor.

### Bedroom One

14' 2" x 11' 9" ( 4.32m x 3.58m )  
Double glazed bay window to front aspect. Radiator.

### Bedroom Three

12' 4" x 9' 4" ( 3.76m x 2.84m )  
Double glazed window to rear aspect. Radiator.

### Bedroom Five

9' 9" x 8' 3" ( 2.97m x 2.51m )  
Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed frosted window to front aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Heated towel rail. Wall and floor tiles. Extractor fan.

## Second Floor Landing

Double glazed frosted window to side aspect.

## Bedroom Four

9' 6" x 8' 9" ( 2.90m x 2.67m )

Double glazed window to rear aspect. Radiator.

## Bedroom Two

Two double glazed sky lights. Radiator.

## Shower Room

Double glazed frosted window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Wall and floor tiles.

## Lean To On Side

Double glazed patio door to rear aspect. Up and over door. Power and light supply.

## Front Garden

Paved area for multiple cars.

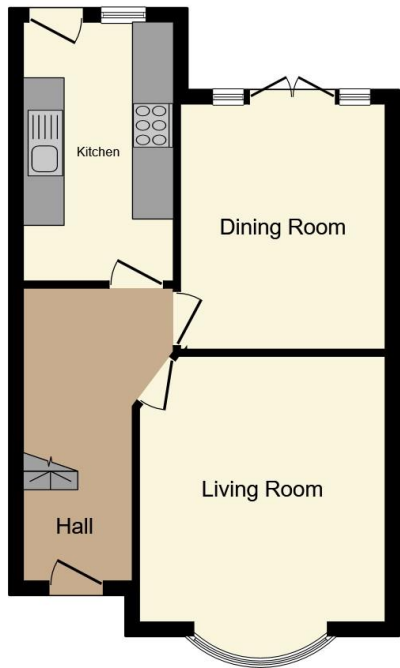
## Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees including multiple berry bushes, apples, pears, peach and fig trees.

## Garage

Double glazed patio door to front aspect. Double glazed window to side aspect. Power and light supply.

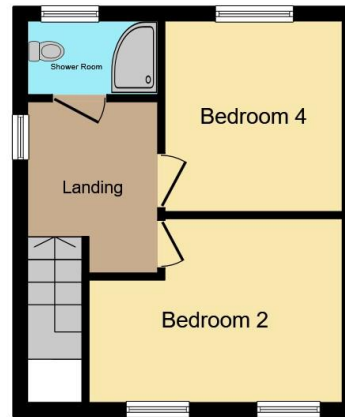




**Ground Floor**



**First Floor**



**Second Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/LUN102720](http://connells.co.uk/Property/LUN102720)**

Tenure: Freehold



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