



Connells

Chalkdown
Luton



Property Description

A three bedroom link detached family home located in with Bushmead Area of LU2. Benefits include downstairs WC, en suite to master, conservatory and garage to side. There is potential to extend (STPP.)

The house downstairs comprises hallway, downstairs WC, lounge/diner, conservatory and kitchen. Upstairs there are three bedrooms with en suite to master and family bathroom.

Externally there is a rear garden which is laid mostly to lawn, a door leading into the garage and a gate to the front. There is a block paved drive to the front as well as a lawned garden.

The property comes with potential to extend to the side and rear (STPP) as well as being located in a cul-de-sac off of Cromer Way.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer. Some local shops include a Co-op, community shop and pharmacy. There is also a local restaurant, public house and church.

Local schools include Bushmead Primary Icknield High and Cardinal Newman Catholic School. Luton Sixth form collage and Barnfield Collage are also within close reach.

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Entrance Hall

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

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Extractor fan. Radiator.

Lounge

17' 1" x 15' 4" max (5.21m x 4.67m max)
Double glazed patio doors to rear aspect. Radiator.

Conservatory

10' x 9' 9" (3.05m x 2.97m)
Double glazed patio doors to side aspect. Double glazed windows to rear and side aspects.

Kitchen

10' 3" x 8' 7" (3.12m x 2.62m)
Double glazed window to front aspect. Double glazed frosted door 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. Space for a fridge/freezer. Integrated double oven with gas hob and extractor fan over. Part tiled.

First Floor Landing

Double glazed frosted window to side aspect.
Loft access. Storage cupboard.

Bedroom One

12' 7" x 8' 9" (3.84m x 2.67m)

Double glazed window to rear aspect. Built in wardrobes. Storage cupboard. Radiator.

En Suite

Double glazed frosted window to side aspect.
Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail.
Tiled.

Bedroom Two

10' x 8' 7" (3.05m x 2.62m)

Double glazed window to front aspect.
Radiator.

Bedroom Three

11' 1" x 6' 5" max (3.38m x 1.96m max)

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. Part tiled. Radiator.

Front Garden

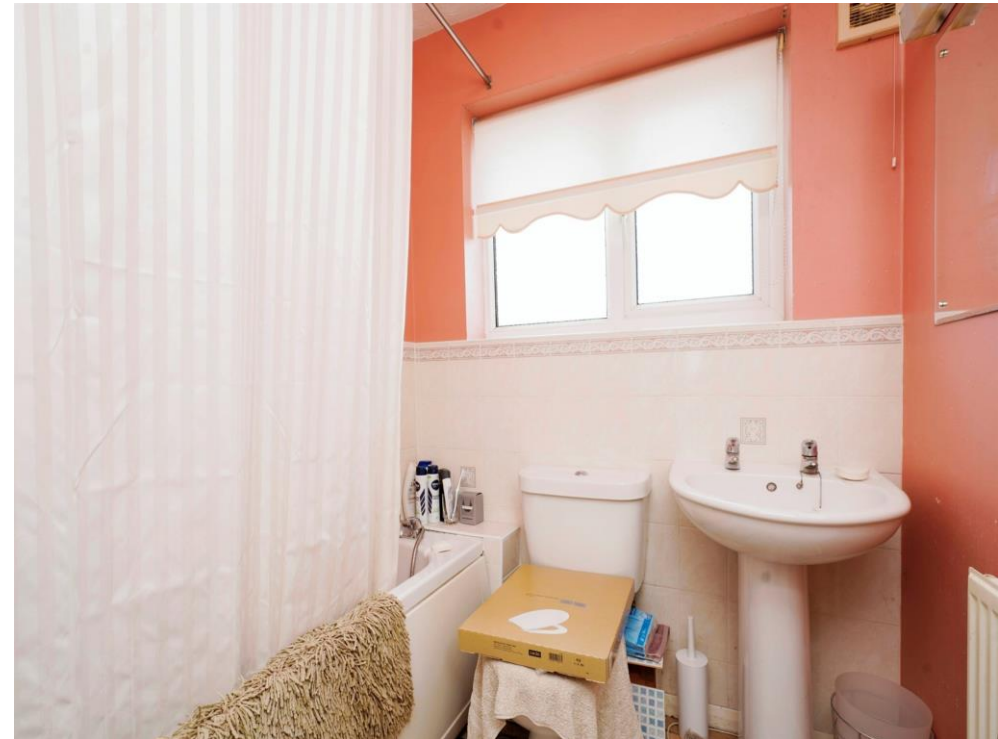
Block paved driveway for one vehicle. Lawn with shrubs.

Rear Garden

Laid to lawn with a paved patio area. Shrubs.
Gate to front. Door to garage.

Garage

Single garage with up and over door. Power and light supply.





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

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EPC Rating: C

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Tenure: Freehold



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