



IC WINDOWS
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Connells

Barnfield Avenue
Luton



Property Description

A BLANK CANVAS FOR YOUR IMAGINATION. Four bedroom semi detached residence located off the ever popular Old Bedford Road with an abundance of space. A rare opportunity being bought to the market chain free!

The property internally comprises porch, hallway, wet room, 26' foot through lounge, conservatory and 18' foot kitchen downstairs. Upstairs there are four bedrooms, family bathroom and extra WC.

Externally the rear garden is laid mostly to lawn with a paved area, shed and shrubs are trees.

To the front there is a block paved drive for multiple cars. There is also an up and over door leading into the garage.

The property comes with so much potential to extend (STPP) with its larger than average plot and spacious rooms.

The area is a desirable location in LU2 with local shops including Riddy Lane Stores, Tayyab Foods and Marks & Spencer's BP. A little further is a Sainsbury's supermarket.

Locally there are amenities including doctors and dentists as well as local schools including Icknield primary and high schools and Cardinal Newman Catholic School. Barnfield College and Luton Sixth Form College are also in close reach.

Leagrave railway station is just over 1.5 miles from the property and Luton Mainline railway station is under 2 miles.

Entrance Porch

Double glazed frosted door to front aspect. Double glazed frosted windows to front and side aspects. Door to garage.

Entrance Hall

Double glazed frosted door to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Lounge

26' 2" x 11' 9" (7.98m x 3.58m)
Double glazed bay window to front aspect. Double glazed sliding door to rear aspect. Radiator.

Conservatory

10' 5" x 10' 1" (3.17m x 3.07m)
Double glazed sliding door leading to garden. Radiator.

Kitchen

18' x 11' 2" (5.49m x 3.40m)
Double glazed frosted door to side aspect. Double glazed window to rear 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. Integrated double oven with 5 gas hob. Breakfast area. Double glazed through hatch window to conservatory. Tiled floor and walls. Radiator. Boiler.

Wet Room

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

First Floor Landing

Double glazed frosted window to side aspect. Airing cupboard housing hot water tank.

Bedroom One

12' 6" x 12' (3.81m x 3.66m)

Double glazed window to rear aspect. Built in wardrobes. Loft access. Radiator.

Bedroom Two

12' x 11' 7" (3.66m x 3.53m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Three

10' 7" x 10' 3" (3.23m x 3.12m)

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

Bedroom Four

10' 1" x 7' 5" (3.07m x 2.26m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed frosted window to front aspect. Suite comprising shower, wash hand basin and low level wc. Radiator. Fully tiled.

Separate Wc

Double glazed frosted window to front aspect. Suite comprising wash hand basin and low level wc. Tiled. Radiator.

Front Garden

Block paved driveway for multiple vehicles.

Rear Garden

Laid to lawn with a paved patio area. Green house. Shed. Shrubs and trees. Gate to front aspect.

Garage

Up and over door. Power and light supply. Double glazed frosted window to side aspect.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.





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

To view this property please contact Connells on

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1A Riddy Lane
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EPC Rating: Awaited

view this property online connells.co.uk/Property/LUN102760

Tenure: Freehold



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