



Connells

Marston Gardens
Luton



Property Description

Prime location with an abundance of potential. This three bedroom 1930's style residence allows you to put your own taste forward making this your forever family home. It is also being offered to the market CHAIN FREE!

The property comes with huge potential with a large rear garden, car port and garage to side and potential to go into the loft (STPP.)

Marston Gardens is located between Old Bedford & New Bedford Roads which allows prime location while being set off the beaten track.

Benefits include; two reception rooms, three double bedrooms, garage, drive and an plenty of potential.

The local area holds amenities including Riddy Lane convenience stores and a Marks & Spencer's BP.

Schools within close proximity include Bushmead Primary School, Icknield High School and Cardinal Newman Catholic School And Specialist Science College.

Luton Sixth form Collage and Barnfield Collage are also within walking distance.

Luton Mainline Railway Station is under 1.5miles from the abode and offers a scenic route through Wardown Park.

This is not one to miss out on. Call now to book your viewing!

Entrance Porch

Double glazed window and door to front aspect. Radiator.

Entrance Hall

Door and two frosted windows to front aspect. Triple glazed window to side aspect. Stairs

leading to front aspect. Under stairs storage cupboard. Radiator.

Lounge

15' 9" x 12' 5" (4.80m x 3.78m)
Triple glazed bay window to front aspect. Back boiler. Radiator.

Dining Room

13' 7" x 11' 8" (4.14m x 3.56m)
Double glazed window and patio doors to rear aspect. Radiator.

Kitchen

11' 5" x 7' 7" (3.48m x 2.31m)
Triple glazed 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. Pantry. Part tiled. Space for a fridge/freezer. Plumbing for a washing machine. Cooker with gas hob and extractor fan over. Radiator.

Utility Room

Lean to with door to side aspect. Radiator.

First Floor Landing

Triple glazed window to side aspect. Loft access, insulated and boarded with power and light.

Bedroom One

15' 9" x 10' 1" (4.80m x 3.07m)
Triple glazed bay window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

13' 5" x 8' 9" (4.09m x 2.67m)
Triple glazed window to rear aspect. Built in wardrobe housing hot water tank. Radiator.

Bedroom Three

9' 2" x 8' 1" (2.79m x 2.46m)

Triple glazed window to rear aspect. Radiator.

Bathroom

Triple glazed window to front aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Part tiled. Radiator.

Front Garden

Paved driveway. Lawn area. Shrubs.

Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Greenhouse. Summer house. Pond. Power and light.

Car Port

Whole length of house with up and over door leading to single garage.

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
 LUTON LU3 2AD

EPC Rating: D

view this property online connells.co.uk/Property/LUN102716

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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