

for sale

offers in excess of **£350,000**



## Whitehaven Luton LU3 4BX

A three bedroom family home located in the popular Barton Hills area of LU3. Benefits include; downstairs cloakroom, three reception rooms, ensuite to master and integral garage. It is also being offered to the market chain-free!

# Whitehaven Luton LU3 4BX

## Entrance Hall

Double glazed frosted door to side aspect.

## Cloakroom

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

## Lounge

17' 5" x 14' max ( 5.31m x 4.27m max )

Double glazed window to front aspect. Stairs leading to first floor.

Radiator.

## Dining/Play Room

13' 7" x 8' 6" ( 4.14m x 2.59m )

Double glazed window to rear aspect. Tiled. Radiator. Door to garage.

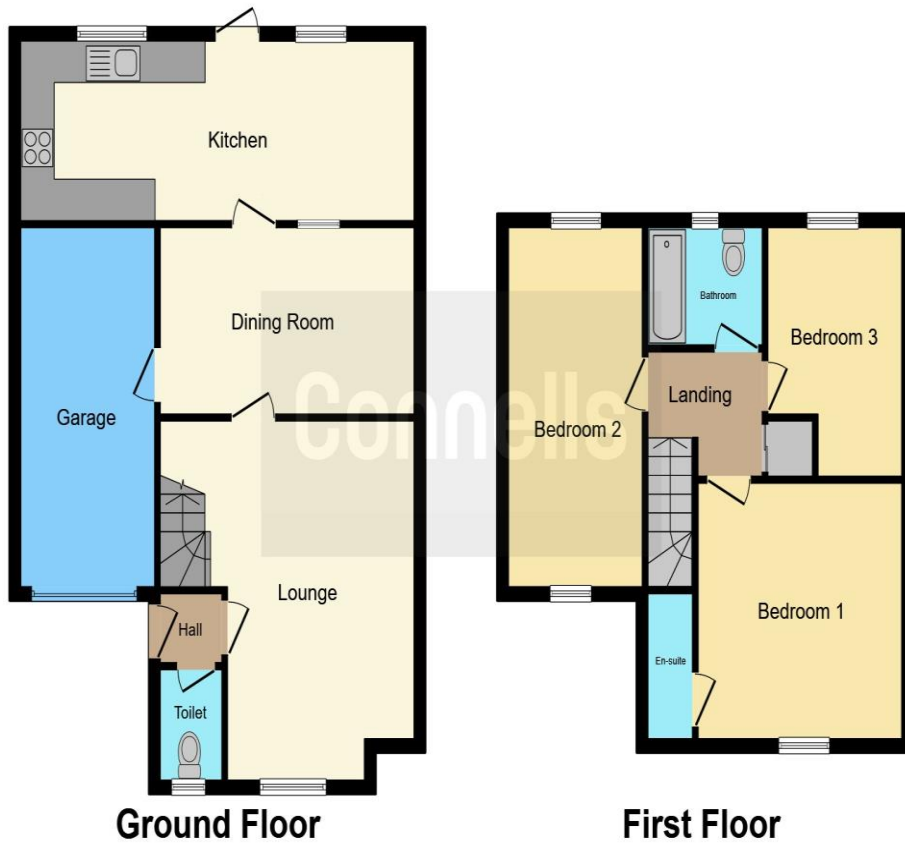
## Kitchen/Breakfast Room

21' 3" x 8' 9" ( 6.48m x 2.67m )

Double glazed door and two windows 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. Space for a fridge/freezer. Integrated oven with gas hob and







**Ground Floor**

**First 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)

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1A Riddy Lane  
 LUTON LU3 2AD

Property Ref: LUN102869 - 0002

**Tenure:** Freehold

**EPC Rating:** Awaited

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