



Connells

Gooseberry Hill
Luton



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Property Description

This spacious three bedroom semi detached chalet style bungalow is located in the popular Warden Hills area of LU3. Previously extended it accommodates free flowing living and benefits include; Private drive, garage and separate cloakroom.

Briefly comprises entrance porch, kitchen, lounge/diner, second reception room, hallway/study area, master bedroom and cloakroom downstairs.

Upstairs are two more bedrooms and family bathroom located off the landing.

Externally to the rear is a low maintenance garden and garage.

The front has a hard standing driveway with path and gate leading to the front door.

The desirable neighbourhood holds local amenities including Birdsfoot Lane Parade which is a short stroll away followed by Marks & Spencer's and Sainsbury's supermarket, which is under a mile.

Bramingham Business Park is also within close reach and offers more amenities including a Costa Coffee Café.

Local schools including; Cardinal Newman Catholic School And Specialist Science College, Warden Hill Infant School and Bramingham Primary School.

Luton Sixth Form College and Barnfield College are also within close proximity.

Leagrave Railway Station is around 1.5 miles from the residence, Luton Mainline Railway Station around 1.7 miles and the A6 is within easy reach.

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Entrance Porch

Double glazed frosted door and window to front aspect. Double glazed frosted door to side aspect. Laminate flooring.

Kitchen

11' 4" x 8' 9" (3.45m x 2.67m)
Double glazed window to front and side aspects. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink. Plumbing for a washing machine and dishwasher. Space for a fridge. Space for a cooker. Part tiled.

Lounge/Diner

27' x 11' (8.23m x 3.35m)
Double glazed window to front aspect. Double glazed window and patio doors to rear aspect. Double glazed frosted door to side aspect. Two storage heaters.

Second Reception Room

16' 6" x 10' (5.03m x 3.05m)
Double glazed patio doors to rear aspect. Double glazed windows to side and rear aspects.

Lobby/Office

Double glazed window to rear aspect. Stairs leading to first floor. Storage heater.

Master Bedroom

14' x 8' 7" (4.27m x 2.62m)
Double glazed window to side aspect. Built in wardrobes.

Wc

Double glazed frosted window to side aspect. Suite comprising low level wc and wash hand basin. Fully tiled.

First Floor Landing

Double glazed window to rear aspect.

Bedroom Two

13' 8" x 9' (4.17m x 2.74m)
Double glazed window to front aspect. Built in wardrobes. Storage cupboard. Eaves storage. Storage heater.

Bedroom Three

11' x 7' 6" (3.35m x 2.29m)
Double glazed window to rear aspect. Storage cupboard. Eaves storage. Storage heater.

Bathroom

Double glazed frosted window to front aspect. Bath, shower cubicle, low level wc and wash hand basin. Airing cupboard housing hot water tank. Fully tiled. Storage heater.

Front Garden

Hard standing drive. Gate to front.

Rear Garden

Paved garden with shingle area. shrubs. Gate to side.

Garage

Single garage with power and light





To view this property please contact Connells on

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EPC Rating: F

view this property online connells.co.uk/Property/LUN103105

Tenure: Freehold



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