



**Connells**

Blakeney Drive  
Luton





### Property Description

Situated in the Popular Warden Hills area of Luton in a Quiet Cul-De-Sac, this Rarely Available Two Bedroom Semi-Detached Property is ideal for First Time Buyers. Located in the North of Luton, and conveniently located for local schools, the property benefits from a Lounge, Kitchen, Off Road Parking, Garage, Front and Rear Gardens.

The Area is sought after and has access to local shops with transport links close by.

To not miss out please call 01582 592332 to arrange a good time to see this property.

### Entrance Porch

Double glazed door to front aspect. Double glazed window to side aspect.

### Lounge

13' 10" max x 11' 10" ( 4.22m max x 3.61m )  
Double glazed window to front aspect. Two radiators. Stairs leading to first floor.

### Kitchen

13' 10" max x 9' 9" ( 4.22m max x 2.97m )  
Double glazed window and door 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. Electric oven with gas hob and cooker hood over. Plumbing for a washing machine. Radiator.

### First Floor Landing

Airing cupboard.

### Bedroom One

10' 6" x 7' 11" ( 3.20m x 2.41m )  
Double glazed window to rear aspect. Built in wardrobe. Radiator.

### Bedroom Two

10' 9" x 9' 11" ( 3.28m x 3.02m )  
Double glazed window to front aspect. Radiator.

### Bathroom

Double glazed window to rear aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Radiator.

### Front Garden

Path leading to front door. Laid to lawn area.

### Rear Garden

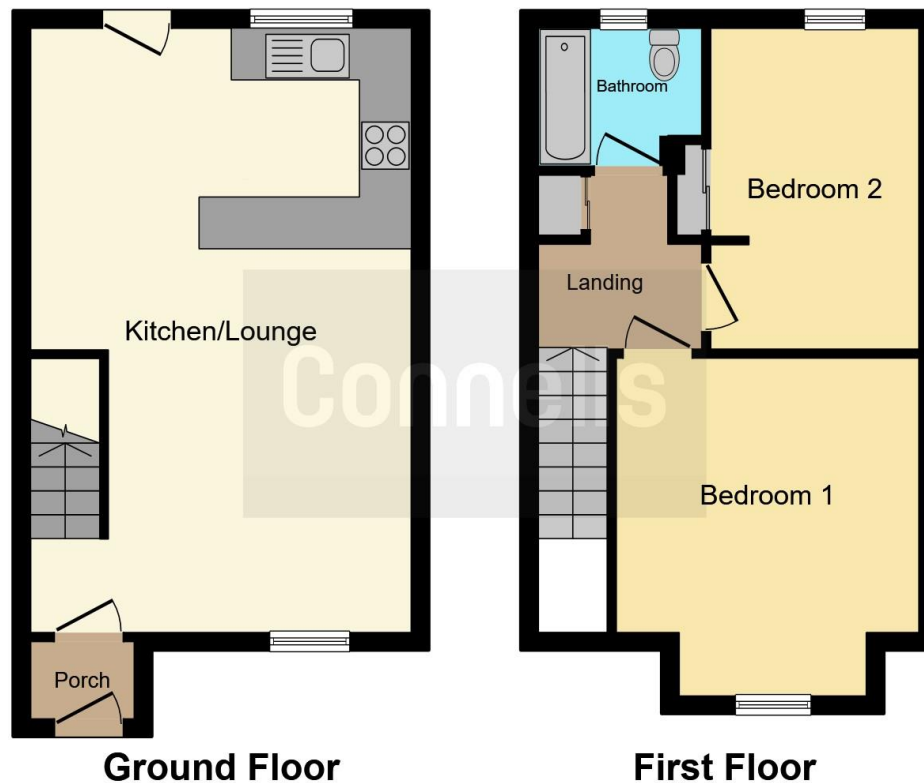
Laid to lawn with patio area. Shed. Access to garage.

### Garage

Single garage with 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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/LUN103101](http://connells.co.uk/Property/LUN103101)**



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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