



Connells

Sherborne Avenue
Luton



Property Description

An Impressive Four Bedroom Semi-Detached Family Home Situated in the Popular Area of Old Bedford Road. Internally the Property Comprises an Entrance Hall, Cloakroom, Lounge and a Kitchen/Diner. Upstairs there are Four Good Sized Bedrooms and a Family Bathroom.

Externally to the rear is a private secluded garden laid mainly to lawn with shrubs and trees.

To the front is a block paved driveway for multiple cars. Along with a Garage to the Front with Power and Lighting.

This secluded location makes the ideal forever family home offering peaceful living while still being in close proximity of everyday essentials.

Local shops include Marks & Spencer's and Co-op. A little further there is a Sainsbury's supermarket and an array of amenities including doctors and dentists.

Local schools include the popular Icknield High School and Cardinal Newman Catholic School. Barnfield Collage and Luton Sixth Form are also within close reach.

Entrance Hall

Double glazed frosted door and window to front aspect. Stairs leading to first floor. Wood flooring. Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Extractor fan. Tiled floor. Part tiled walls.

Lounge

16' 2" x 12' (4.93m x 3.66m)
Double glazed bay window to front aspect. Radiator.

Kitchen/Diner

27' 2" x 13' 2" max (8.28m x 4.01m max)
Double glazed window and patio doors to rear aspect. Double glazed frosted door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Feature fire place. Integrated gas hob and electric oven. Extractor fan over. Plumbing for a washing machine and dishwasher. Space for a fridge/ freezer. Tiled. Radiator.

First Floor Landing

Loft access with pull down ladder, insulated and part boarded.

Bedroom One

14' 7" x 12' 1" (4.45m x 3.68m)
Double glazed bay window to front aspect.
Built in wardrobes. Radiator.

Bedroom Two

14' 7" x 7' 4" (4.45m x 2.24m)
Double glazed windows to front and side aspects. Radiator.

Bedroom Three

13' 2" x 11' (4.01m x 3.35m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Four

11' 4" x 10' (3.45m x 3.05m)
Double glazed window to rear aspect. Eaves storage. Airing cupboard housing hot water tank. Radiator.

Bathroom

Double glazed frosted window to front aspect.
Suite comprising bath with shower over, wash hand basin and low level wc. Tiled walls and floor. Heated towel rail.

Front Garden

Lawn with shrubs and trees. Paved drive for two vehicles.

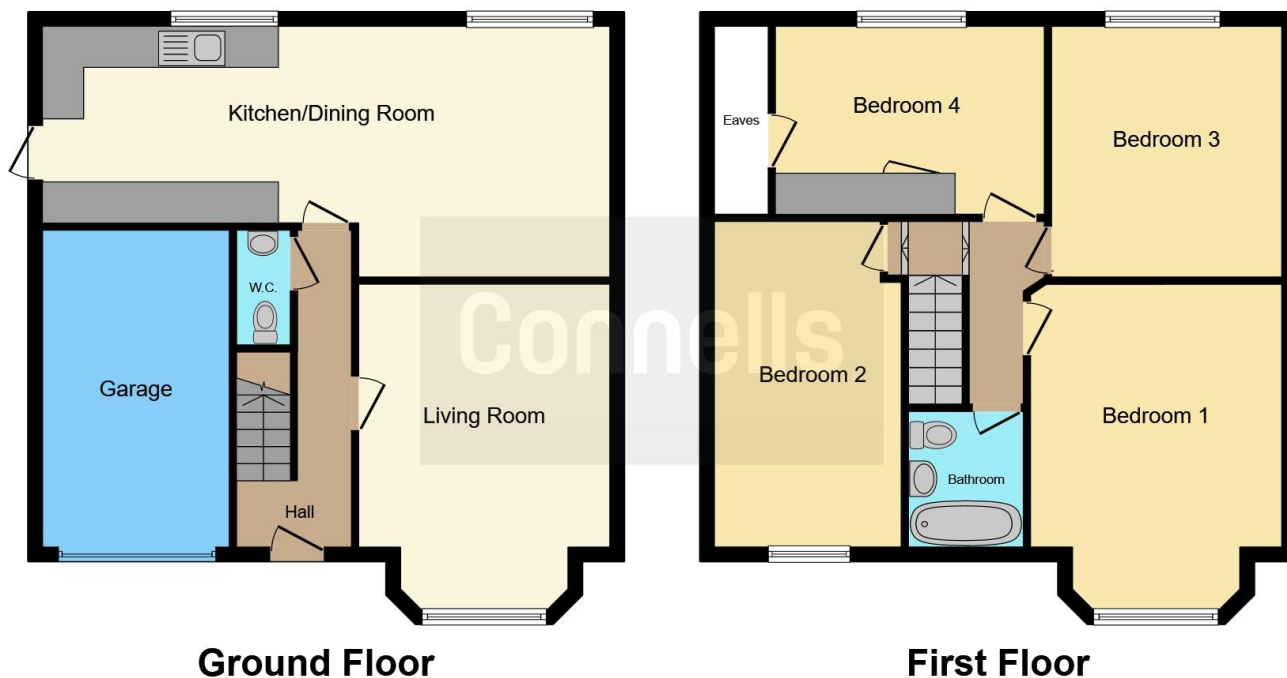
Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Shed. Gated access to front.

Garage

Door to front and side aspects. Window to side. 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

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EPC Rating: D

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Tenure: Freehold



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