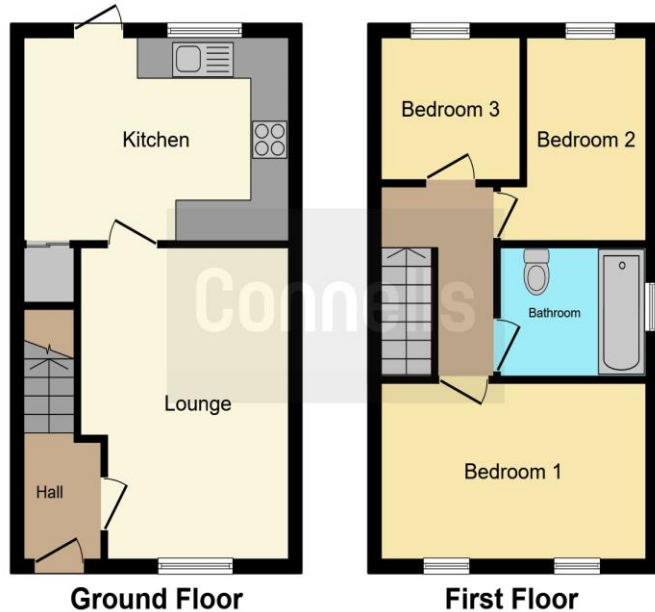




**Connells**

Haycroft  
Luton





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)



### Property Description

A Well Presented Three Bedroom Home Situated in the Popular Bushmead Area to the North of Luton. This Ideal First Time Buy End of Terrace Property Benefits from a Lounge, Kitchen/Diner, Front and Rear Gardens and Parking. The Local Area has Amenities such as Schools, Doctors Surgery, Shops and Transport Links.

### Entrance Hall

Double glazed door to front aspect. Radiator.

### Lounge

15' 6" x 10' 3" ( 4.72m x 3.12m )

Double glazed window to front aspect. Television and telephone points. Radiator.

### Kitchen/Diner

13' 7" x 10' 6" ( 4.14m x 3.20m )

Double glazed window to rear aspect. Double glazed door to rear aspect. Fitted kitchen comprising a range of wall and base units with roll edge work surfaces over incorporating a sink and drainer unit. Gas hob with electric oven. Space for a fridge/freezer. Under stairs storage. Boiler.

### First Floor Landing

Loft hatch with boarding.

### Bedroom One

11' 9" x 8' 7" ( 3.58m x 2.62m )

Double glazed window to front aspect. Built in wardrobes. Storage cupboard.

### Bedroom Two

10' 2" x 7' 5" ( 3.10m x 2.26m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three

7' 1" x 7' 1" ( 2.16m x 2.16m )  
Double glazed window to rear aspect.  
Radiator.

## Bathroom

Suite comprising bath with mixer taps and shower attachment, vanity wash hand basin and low level wc. Part tiled. Heated towel rail.  
Radiator.

## Front Garden

Laid to lawn area.

## Rear Garden

Laid to lawn with a patio area.

## Parking

Off road parking.





To view this property please contact Connells on

**T 01582 592332**  
**E [lutonnorth@connells.co.uk](mailto:lutonnorth@connells.co.uk)**

1A Riddy Lane  
 LUTON LU3 2AD

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/LUN103136](https://connells.co.uk/Property/LUN103136)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUN103136 - 0003