



**Connells**

Thetford Gardens  
Luton



# Thetford Gardens Luton LU2 7FE

for sale offers in excess of  
**£485,000**



## Property Description

This four bedroom detached family home is situated in the popular Bushmead development in LU2. Benefits include; cloakroom, utility room, garage, en suite and potential to extend (STPP). It is also being offered to the market CHAIN-FREE!

Briefly comprises hallway, cloakroom, lounge, diner, kitchen and utility downstairs.

Upstairs are four generously sized bedrooms, en suite to master and family bathroom located off the landing.

Externally to the rear is a garden laid mostly to lawn.

The front holds a block paved driveway and lawn area. There is also another piece of land to the side for more parking.

The garage is integral and has power and lighting.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer. Some local shops include a Co-op, community shop and pharmacy.

There is also a local restaurant, public house and church.

Luton mainline railway station & Leagrave railway station are a short drive from the dwelling.

Local schools include Bushmead Primary Icknield High and Cardinal Newman Catholic School.

Luton Sixth form collage and Barnfield Collage are also within close reach.

Call now to view!

## Entrance Hall

Double glazed door to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

## Cloakroom

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

## Lounge

19' 4" x 10' 6" ( 5.89m x 3.20m )  
Double glazed bay window to front aspect. Gas fire place. Radiator.

## Dining Room

11' 3" x 10' 2" ( 3.43m x 3.10m )  
Double glazed patio doors to rear aspect. Radiator.

## Conservatory

9' 9" x 7' 8" ( 2.97m x 2.34m )  
Double glazed patio doors to rear aspect. Double glazed windows to both sides.

## Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated double oven with gas hob and fan over. Storage cupboard. Part tiled. Radiator.

## Utility Room

Double glazed window and door to rear aspect. Double glazed window to side aspect. Wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. Space for a fridge. Radiator. Boiler. Door to garage.

## First Floor Landing

Double glazed window to front aspect. Airing cupboard housing hot water tank. Loft access with insulation.

## Bedroom One

13' 8" x 13' 6" max ( 4.17m x 4.11m max )  
Double glazed window to front aspect. Built in wardrobes. Radiator.

## En Suite

Double glazed frosted window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Extractor fan. Radiator.

## Bedroom Two

11' 2" x 8' 8" ( 3.40m x 2.64m )  
Double glazed window to front aspect. Built in wardrobes. Radiator.

## Bedroom Three

12' 3" x 8' 7" ( 3.73m x 2.62m )  
Double glazed window to front aspect. Radiator.

## Bedroom Four

8' 6" max x 8' 4" ( 2.59m max x 2.54m )  
Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Extractor fan. Part tiled. Radiator.

## Front Garden

Block paved driveway. Lawn area.

## Rear Garden

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

## Garage

Single garage with up and over door. 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)

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EPC Rating: D    Council Tax  
 Band: E

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Tenure: Freehold



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Property Ref: LUN103220 - 0005