



**Connells**

Poplar Avenue  
Luton





### Property Description

Located in the Warden Hill area of Luton is this three doubled bedroom semi detached chalet style bungalow.

The property briefly comprises lounge, kitchen, wet room and two bedrooms downstairs.

Upstairs is one bedroom with a bathroom.

External to the rear is a garden laid mostly to lawn and garage.

To the front is a block paved drive with a lawn area with shrubs.

Warden Hills is a suburb of Luton located around three miles from the town centre. It boasts tranquillity and quiet green areas.

While still being in close proximity of everyday amenities.

A short stroll is the Marks and Spencer's BP, a little further is an array of shops.

Barton Hills has more to offer including a Sainsburys supermarket, doctors, and dentist.

Local schools include; Warden Hill Infant and junior. Cardinal Newman Catholic School & Specialist Science College and Icknield High School.

Leagrave railway station is around 1.5 miles from the residence and accommodates the Thameslink line into St Pancras.

If you are looking for quiet living, look no further! Call not to view.

### Lounge

22' 1" x 9' 6" ( 6.73m x 2.90m )

Double glazed frosted door and window to side aspect. Double glazed bay window to front aspect. Stairs leading to first floor. Two radiators.

### Bedroom Two

14' 3" x 10' 2" ( 4.34m x 3.10m )

Double glazed window to front aspect.

Radiator.

### Bedroom Three

11' 6" x 11' 1" ( 3.51m x 3.38m )

Double glazed patio doors to rear aspect. Combi boiler. Radiator.

### Kitchen

8' 7" x 8' 5" ( 2.62m x 2.57m )

Double glazed door and window 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 gas hob and cooker. Cooker hood over. Radiator.

### Wet Room

Door to side aspect. Double glazed frosted window to rear aspect. Shower, wash hand basin and low level wc. Floor and wall tiling.

### First Floor

Stairs leading from lounge.

### Bedroom One

11' 2" x 8' 5" ( 3.40m x 2.57m )

Double glazed window to rear aspect. Built in wardrobes. Storage cupboard. Radiator.

### En Suite

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

### Front Garden

Block paved driveway. Laid to lawn area with shrubs and trees.

### Rear Garden

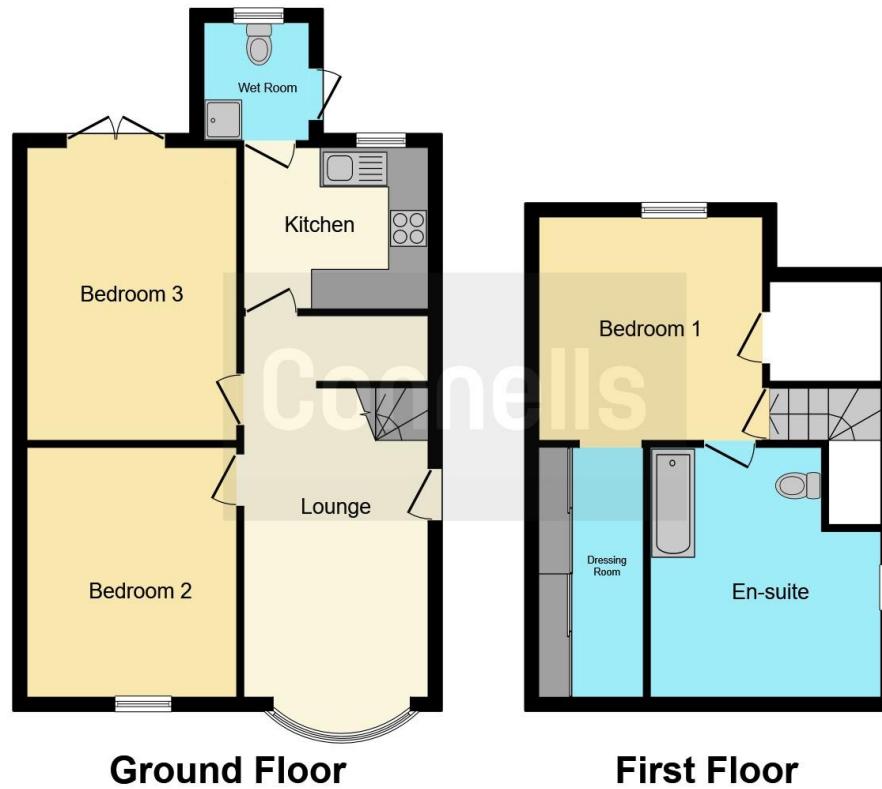
Laid to lawn with a paved patio area. Shrubs and trees. Shed.

## Garage

Single garage with door to front. Window to rear. 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**

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Tenure: Freehold



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