



Connells

Britannia Avenue
Luton



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Property Description

This heavily extended three bedroom home makes the ideal purchase for a growing family. Extended to the rear, side and loft while being located in the popular Icknield catchment area close to popular schools and amenities this really isn't one to miss out on!

The property briefly comprises hallway, lounge, open plan second reception room/dinning room, kitchen, utility, bathroom and conservatory downstairs.

The first floor holds three good size bedrooms and family bathroom located off the landing.

The loft has been made into a room which can be used for storage or an office.

The rear is laid mostly to lawn and the front is block paved with a driveway for two cars.

There is an array of amenities within close proximity including a Tesco Express, The Old Moat House restaurant and public house and Water Medlow Green.

There are also local health services including Neville Road doctors surgery and Marsh House dental practice.

Local schools include William Austin junior and infant as well as Icknield primary and high.

Leagrave railway station is around 1 mile and Luton mainline railway station is just over 1.5 miles from the residence.

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Entrance Hall

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

Dining Room

12' 6" x 11' 9" (3.81m x 3.58m)
Double glazed bay window to front aspect. Radiator.

Lounge

11' 7" x 10' 6" (3.53m x 3.20m)
Open into:

Dining Area

10' 3" x 7' 6" (3.12m x 2.29m)
Double glazed patio doors and window to rear aspect.

Kitchen Area

11' 9" max x 11' 6" max (3.58m max x 3.51m max)

Double glazed door and window to rear aspect. Double glazed sky light. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge and dishwasher. Five gas hob and double oven with fan over.

Utility Room

6' 5" x 6' 5" (1.96m x 1.96m)
Double glazed sky light. Wall and base units with work surfaces over. Plumbing for a washing machine and tumble dryer. Space for a fridge/freezer. Boiler.

Bathroom

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

Conservatory

15' 4" x 14' 4" (4.67m x 4.37m)
Double glazed doors and windows to rear and side aspects.

First Floor Landing

Double glazed window to side aspect. Stairs leading to loft room.

Bedroom One

12' 3" x 9' 5" (3.73m x 2.87m)
Double glazed bay window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

12' 1" x 9' 4" max (3.68m x 2.84m max)
Double glazed window to rear aspect. Airing cupboard housing hot water tank.

Bedroom Three

9' x 8' 7" (2.74m x 2.62m)
Double glazed window to rear aspect. Radiator.

Bathroom

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

Loft Room

13' 6" max x 10' 5" max (4.11m max x 3.17m max)
Double glazed sky light to rear aspect. Eaves storage space. Storage heater.

Front Garden

Block paved driveway for two vehicles.

Rear Garden

Laid to lawn with shrubs and trees. Apple tree. Shed with power and light. Gate to front aspect.





To view this property please contact Connells on

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 LUTON LU3 2AD

EPC Rating: D

view this property online connells.co.uk/Property/LUN103210

Tenure: Freehold



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