



Connells

Bradgers Hill Road
Luton



Property Description

Briefly comprises porch, hallway, cloak room, lounge into dining room, games room, snug and kitchen/breakfast room downstairs.

Upstairs are five good size bedrooms, cloakroom and bathroom located off the landing.

The rear is laid mostly to lawn with shrubs and trees with gate leading back to the front.

The front is block paved with carriage driveway.

There is also an integral garage with electric door and power and lighting.

The desired area holds local shops and amenities including Londis Bradgers Hill on the road. A short drive is a Co-op and Marks & Spencer's and a little further Bramingham Business Park and onto Sainsbury's supermarket.

Local schools include; Bushmead Primary School, Icknield High School, Stopsley High School and Cardinal Newman Catholic School A Specialist Science College.

Luton Sixth Form Collage is on the road and Barnfield Collage a short walk away.

Luton mainline railway station is just over a mile from the residence and Leagrave railway station around 2 miles.

There are also an array of local bus's.

At the top of Bradgers Hill Road you will find yourself in Warden Hills, which offers around 3 miles of stunning fields and views.

This is a rare opportunity, call now to arrange a viewing!

Entrance Porch

Frosted door to front aspect. Oak flooring.

Entrance Hall

Oak flooring. Stairs leading to first floor. Under stairs storage cupboard.

Cloakroom

Double glazed frosted window to front aspect. Suite comprising low level wc and wash hand basin. Part tiled walls with tiled floor.

Kitchen/Breakfast Room

35' x 11' max (10.67m x 3.35m max)

Double glazed windows to rear, front and side aspects. Two double glazed frosted doors to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Part tiled walls. Tiled floor. Space for a range cooker. Integrated fridge/freezer and dishwasher. Plumbing for a washing machine and tumble dryer. Combi boiler. Radiator.

Snug

13' x 7' 1" (3.96m x 2.16m)
Double glazed window to rear aspect. Radiator.

Lounge Area

18' max x 13' (5.49m max x 3.96m)
Double glazed bay window to front aspect. Radiator.



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. Powered by www.boulogne.com

Dining Room Area

18' x 12' (5.49m x 3.66m)
Double glazed patio door to rear aspect.
Radiator.

Games Room

18' x 12' (5.49m x 3.66m)
Double glazed frosted door to rear aspect.
Double glazed window to rear aspect.
Radiator. Door to garage.

First Floor Landing

Double glazed frosted window to front aspect.
Radiator. Loft access.

Bedroom One

18' x 12' 1" (5.49m x 3.68m)
Double glazed windows to front and side aspects. Built in wardrobes. Two radiators.

Bedroom Two

18' x 11' 1" (5.49m x 3.38m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

13' x 10' (3.96m x 3.05m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Four

13' x 7' 1" (3.96m x 2.16m)
Double glazed window to rear aspect.
Radiator.

Bedroom Five

9' x 8' (2.74m x 2.44m)
Double glazed window to side aspect.
Radiator.

Bathroom

Double glazed frosted window to side aspect.
Suite comprising corner shower cubicle, wash hand basin and low level wc. Fully tiled.
Heated towel rail. Extractor fan.

Separate Wc

Double glazed frosted window to side aspect.
Suite comprising low level wc and wash hand basin. Heated towel rail.

Front Garden

Carriage driveway providing off road parking for multiple vehicles.

Rear Garden

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

Garage

Electric up and over door. Power and light supply.





To view this property please contact Connells on

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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/LUN103418



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