



Connells

Dray Gardens
Luton



Property Description

GET YOUR FOOT ON THE LADDER! Buy a 50% share of this two bedroom house. Benefits include; Cloakroom, two double bedrooms, open plan living, private rear garden and drive for two cars. Situated a stone's throw from Warden Hills this superb home makes the ideal first time purchase.

Briefly comprises hallway open plan into kitchen/living space and cloakroom downstairs.

Upstairs are two double bedrooms and family bathroom located off the landing.

The rear is laid mostly to lawn.

The front is tarmacked with space for two cars.

Local schools include; Cardinal Newman Catholic School And Specialist Science College, Bramingham Primary School and Warden Hill Infant School & Junior schools.

South Beds Golf Club, located in the hills was ranked fourth in the country's top 100 golf courses. The 18-hole course provides stunning backdrops. Enjoy a morning round followed by a cold drink afterwards in the Clubhouse before a short stroll home.

Leagrave station is around 2 miles from the residence and Luton mainline station is around 3 miles.

There are also an array of bus's in all directions on the A6.

Call now to view!



Entrance Hall

Double glazed frosted door to front aspect. Storage cupboard housing washing machine and combi boiler. Tiled. Open plan into kitchen/living area.

Kitchen/Living Area

21' x 13' (6.40m x 3.96m)
Double glazed door and window to rear aspect. Fitted kitchen area comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated gas hob and oven with fan over. Integrated fridge/freezer. Stairs leading to first floor. Radiator. Tiled floor leading into carpet.

Cloakroom

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

First Floor Landing

Loft access.

Bedroom One

13' max x 8' (3.96m max x 2.44m)
Two double glazed windows to front aspect. Radiator.

Bedroom Two

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

Bathroom

Suite comprising bath with shower over, wash hand basin and low level wc. Tiled floor. Part tiled walls. Extractor fan. Radiator.

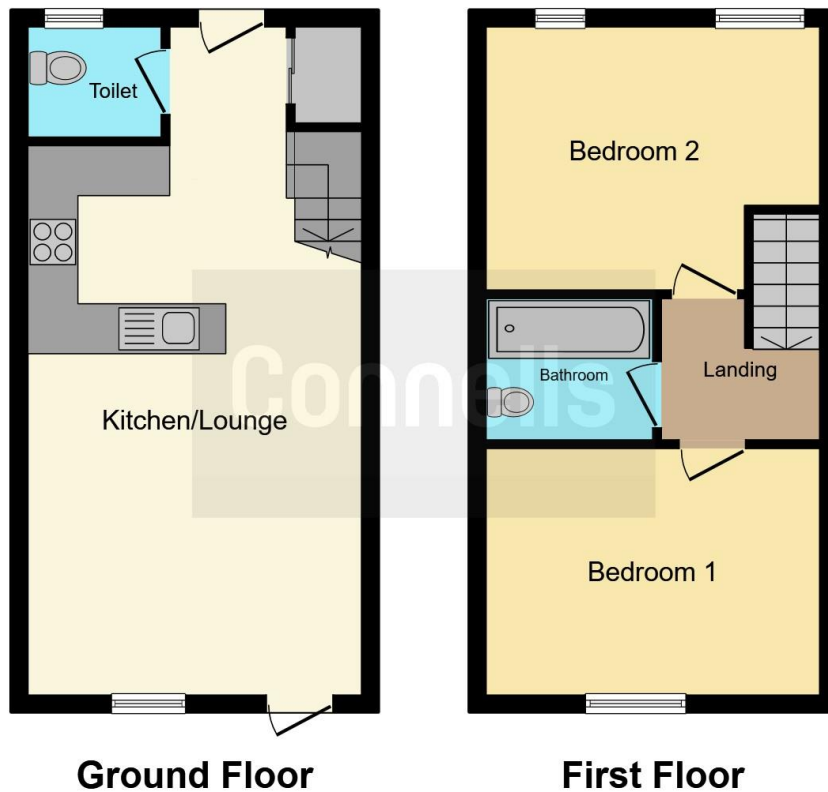
Front Garden

Tarmacked driveway for two vehicles.

Rear Garden

Laid to lawn with a patio area. Gate to front access. Shed.





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

To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUN103445

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUN103445 - 0002