

Connells

Welbury Avenue Luton







# **Property Description**

This extended three bedroom detached bungalow makes the ideal project for a builder or DIY enthusiast. Situated on a larger than average plot with private secluded garden, car port, outbuilding and two driveways this isn't one to miss. It is also being offered to the market chain-free!

Briefly comprises of; Three bedrooms, lounge, kitchen and shower room located off the hallway internally.

Externally is a large car port leading to an outbuilding and the rear is laid mostly to lawn. The front is mostly block paved with two driveways.

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 Birdsfoot Lane shops and amenities.

Barton Hills has more to offer including a Sainsbury's 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 Pancreas.

If you are looking for a bungalow that you can put your own stamp on, set back off the beaten track, look no further! Call now to view!

### **Entrance Hall**

Double Glazed front door to side. Two double glazed windows to side. Radiator.

# Lounge

25' x 12' (7.62m x 3.66m)

Double glazed sliding door to rear.

Two windows to side. Two radiators.

#### Kitchen

8' x 8' (2.44m x 2.44m)

Door to rear. Wall and base units. Work surfaces. Boiler. Sink Unit with Drainer. Space for wishing machine. Plumbing. Cooker Hood. Space for cooker.

#### Bedroom 1

14' x 12' (4.27m x 3.66m)

Double glazed bay window to front. Radiator.

#### **Bedroom 2**

12' Max x 11' Max ( 3.66m Max x 3.35m Max )

Double glazed window to front. Radiator.

#### **Bedroom 3**

12' x 8' (3.66m x 2.44m)

Double glazed window to rear. Radiator.

#### **Shower Room**

Double glazed window to front. Part tiled. Wash hand basin. Shower cubicle, Low level WC, Radiator.

### **Front Garden**

Drivewy for 2 cars. Lawn area. Gates to rear.

#### Rear Garden

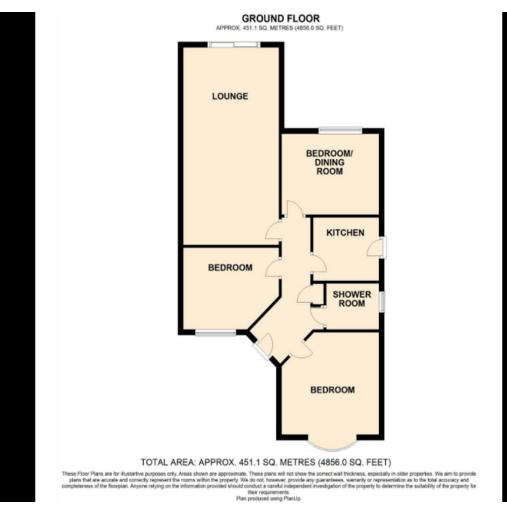
Patio laid to lawn. Access to front.

#### **Car Port**

Double gates to front. Door to side. Door into workshop.











To view this property please contact Connells on

## T 01582 592332 E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: D
Council Tax
Band: D

view this property online connells.co.uk/Property/LUN103351







<sup>1.</sup> 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.