



Welbury Avenue
Luton LU3 2DZ

for sale offers in excess of
£485,000



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 Pancras.

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 washing 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

Driveway 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.





TOTAL AREA: APPROX. 451.1 SQ. METRES (4856.0 SQ. FEET)

These Floor Plans are for illustrative purposes only. Areas shown are approximate. These plans will not show the correct wall thickness, especially in older properties. We aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floorplan. Anyone relying on the information provided should conduct a careful independent investigation of the property to determine the suitability of the property for their requirements.
Plan produced using PlanUp.



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

Tenure: Freehold

view this property online [connells.co.uk/Property/LUN103351](https://www.connells.co.uk/Property/LUN103351)



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Property Ref: LUN103351 - 0005