



**Connells**

Wadhurst Avenue  
Luton





### Property Description

Are you looking for a bungalow to put your own stamp on? Look no further! Located off the beaten track is this three bedroom home which comes with an abundance of potential. Benefits include garage to side, secluded rear garden and private driveway.

Briefly comprises three bedrooms, lounge and bathroom located off the hallway. The kitchen is assessable through the lounge. The rear is laid mostly to lawn with shrubs and trees. The front holds a driveway and lawn area. There is a garage to side.

The home comes with an abundance of potential to extend (STPP.)

The local area offers an array of shops and amenities as well as schools including the popular William Austin Infant and Junior Schools and Icknield High School.

If you are looking for a bungalow, this is a great opportunity.  
Call today to book your viewing!

### Entrance Hall

Double glazed frosted door to side aspect. Storage cupboard. Radiator. Loft with pull down ladder.

### Bedroom One

13' x 10' 1" ( 3.96m x 3.07m )  
Double glazed bay window to front aspect. Built in wardrobes. Two storage cupboards. Radiator.

### Bedroom Two

11' x 10' ( 3.35m x 3.05m )  
Double glazed window to front aspect. Storage cupboard. Radiator.



## Bedroom Three

9' x 8' 1" ( 2.74m x 2.46m )  
Double glazed window to side aspect.  
Radiator.

## Bathroom

Double glazed frosted window to side aspect.  
Suite comprising bath with shower over, wash  
hand basin and low level wc. Part tiled. Airing  
cupboard housing hot water tank. Radiator.

## Lounge

12' x 12' ( 3.66m x 3.66m )  
Double glazed patio doors to rear aspect.  
Radiator.

## Kitchen

10' 1" x 9' 1" ( 3.07m x 2.77m )  
Double glazed window to rear and side  
aspects. Double glazed frosted door to side  
aspect. Fitted kitchen comprising a range of  
wall and base units with stainless steel sink  
and drainer unit. Part tiled walls. Tiled floor.  
Plumbing for a washing machine. Space for a  
gas cooker. Radiator.

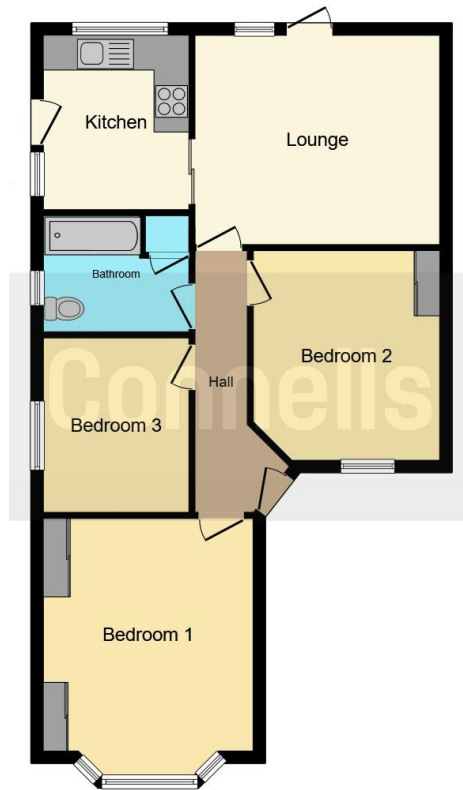
## Rear Garden

Laid to lawn with a patio area. Shed.

## Garage

Electric up and over door. Glazed door and  
window to rear aspect.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 592332**  
**E [lutonnorth@connells.co.uk](mailto:lutonnorth@connells.co.uk)**

1A Riddy Lane  
 LUTON LU3 2AD

EPC Rating: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/LUN103457](http://connells.co.uk/Property/LUN103457)**



Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUN103457 - 0007