



**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)

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EPC Rating: D    Council Tax  
 Band: C

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Property Ref: LUN103457 - 0007