



Connells

Hillcrest Avenue
Luton



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

Property Description

This two/three bedroom semi-detached bungalow offers step-free living in the popular area of Warden Hills, LU2. Located off the beaten track allowing a placid lifestyle, while still being in close proximity of everyday shops and amenities. The residence comes with the potential to extend (stpp) and is also being offered to the market chain-free!

Briefly comprises porch, hallway, lounge, wet room, two bedrooms, dining room (3rd bedroom) and kitchen internally.

The front holds a lawn area with shrubs and driveway for two cars, with gates leading to rear.

The rear offers a garage and is laid mostly to lawn with shrubs and trees.

Hillcrest Avenue is a quiet road located off the highly rated Barton Road. It offers amenities within close reach including; Warden Hill Chemist, Warden Hill Community Centre and Warden Hill Cricket Club.

Local shops include; Marks & Spencer's, Bramingham Park which holds a Aldi and Costa and a little further, Sainsbury's.

Popular schools in the area include; Cardinal Newman Catholic School A Specialist Science College, Warden Hill Junior School and Bramingham Primary School.

Barnfield College is around 1 mile away and Luton Sixth Form College around 1.5 miles.

Call now to view!



Entrance Porch

Double glazed window to front aspect. Double glazed door to front aspect. Tiled. Radiator.

Entrance Hall

Door and window to front aspect. Laminate Flooring. Radiator. Loft access.

Lounge

14' x 11' (4.27m x 3.35m)
Double glazed bay window to front aspect. Gas fire place. Radiator.

Wet Room

Double glazed frosted window to side aspect. Suite comprising walk in shower cubicle, wash hand basin and low level wc. Extractor fan. Airing cupboard housing hot water tank.

Bedroom Two

10' x 9' 1" (3.05m x 2.77m)
Double glazed window to front aspect. Radiator.

Bedroom One

12' 1" x 11' (3.68m x 3.35m)
Double glazed bay window to rear aspect. Built in wardrobes. Radiator.

Dining Room/Bedroom Three

14' x 11' 1" (4.27m x 3.38m)
Double glazed patio doors to rear aspect. Laminate flooring. Radiator.

Kitchen

9' x 9' (2.74m x 2.74m)
Double glazed window to side aspect. Double glazed frosted door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher. Integrated gas hob with double oven and fan over. Part tiled. Boiler.

Front Garden

Off road parking for 2 vehicles. Lawn area with shrubs and trees.

Rear Garden

Laid to lawn with a paved patio area. Shrubs and trees. Gates to front. Car parking leading to garage on side. Car port to side.

Garage

Double doors to front aspect. Power and light supply.





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/LUN103551



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: LUN103551 - 0008