



Connells

Austin Road
Luton

Austin Road
Luton LU3 1UB

for sale offers in excess of
£425,000



Property Description

Connells Are Pleased To Offer For Sale This 3/4 Bedroom Semi Detached Chalet Bungalow. This Property Is a Perfect Option For Families As It Falls Into The Icknield Catchment Area With William Austin Juniors Within Walking Distance. The Property Briefly Comprises Entrance, Hall 3/4 Bedrooms 1/2 Reception Rooms, Conservatory, Family Bathroom, Fitted Kitchen and a Garage. The Property Also Has Extension Potential Subject To Planning Permission. Call Connells Now On 01582 592332 To Arrange a Viewing.



Entrance Hall

Double glazed door to front aspect. Under stairs storage cupboard. Radiator.

Bedroom Two

12' 2" x 11' 6" (3.71m x 3.51m)
Double glazed window to front aspect.
Electric fire. Radiator.

Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

Bedroom Three

11' 2" x 9' 10" (3.40m x 3.00m)
Double glazed window to front aspect.
Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc. Fully tiled. Heated towel rail.

Lounge

14' 5" x 12' 6" (4.39m x 3.81m)
Double glazed patio doors to rear conservatory. Radiator.

Kitchen

9' 10" x 8' 6" (3.00m x 2.59m)
Double glazed window to rear aspect. Double glazed door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a range cooker. Integrated fridge/freezer. Boiler.

Conservatory

12' 2" x 7' 7" (3.71m x 2.31m)
Double glazed windows to side and rear aspects. Double glazed door to rear with access to garden. Power and lighting.

Bedroom Four

9' 6" x 8' 2" (2.90m x 2.49m)
Double glazed window to front aspect.
Radiator.

Bedroom One

14' 1" x 9' 2" (4.29m x 2.79m)
Double glazed window to rear aspect.
Storage cupboard. Radiator.

Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Extractor fan.

Front Garden

Gate to front aspect. Artificial lawn. Off road parking.

Rear Garden

Patio to rear aspect. Laid to lawn.

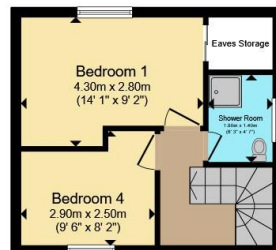
Garage

Single detached garage. Up and over door. Power and light supply.





Ground Floor



First Floor

Total floor area 99.5 m² (1,071 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: E Council Tax
Band: C

view this property online connells.co.uk/Property/LUN103702

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.

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