



**DG**  
Property  
Consultants  
Estd. 2000



## **Blandford Avenue, Luton, Bedfordshire LU2 7AY**

### **Asking Price £725,000**

An Executive Residence. This well maintained and larger than average 4 bedroom detached property is situated on a generous plot and located on the North side of Luton, within the sought after Icknield/Bushmead school Catchment area, close to local collages and between the Old & New Bedford Road. Accommodation comprises: Entrance porch to a reception hall, very large 26'x12'6" living room, separate dining room, Upvc conservatory, kitchen/breakfast & utility room, downstairs cloakroom. First floor landing, cloakroom, 4 very large bedrooms the master with an en-suite shower room and large family bathroom.

Outside the property has beautifully presented gardens, with off road parking for 6 plus vehicles, with additional parking to the side for a caravan.

To appreciated this delightful home, viewing is a must.  
Call Team DG on 01582 580500 to arrange your viewing.



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
dgpropertyconsultants.co.uk  
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## Ground Floor Accommodation

### Porch

UPVC double glazed window to front, ceramic tiled flooring, timber panelled, uPVC entrance door, entrance door to entrance hall.

### Entrance Hall



Window to front, double radiator, fitted carpet, telephone point(s), double power point(s), coving to textured ceiling, carpeted stairs to galleried first floor landing, door to kitchen/breakfast room and cloakroom, built in storage cupboard.

### Cloakroom

26'2"6'6" x 9'10" (8'2" x 3')



UPVC double glazed window to front, two piece suite comprising, wash hand basin with cupboards under and low-level, tiled splashbacks, fitted carpet.

## Living Room

26'6" x 12'6" (8.08m x 3.81m)



UPVC double glazed window to front, two double radiators, fitted carpet, TV point(s), double power point(s), coved ceiling, living flame effect gas fire set in stone built surround, glazed sliding doors to dining room.

### View of Living Room



### View of Living Room



### Dining Room

9'2" x 16'0" (2.79m x 4.88m)



Double radiator, fitted carpet, telephone point, double power point(s), coved ceiling, double glazed patio doors to conservatory, door to kitchen/breakfast room.

### View of Dining Room



### UPVC Conservatory

9'9" x 13'2" (2.96m x 4.01m)



Half brick and uPVC double glazed construction conservatory with uPVC double glazed windows all round, polycarbonate roof, ceiling fan with light, TV point, power and light connected, ceramic tiled flooring, two sets of uPVC double glazed French doors to rear to garden (one rear one side).

### View of Conservatory



### Kitchen/Breakfast Room

9'2" x 14'6" (2.79m x 4.43m)



Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge and fridge/freezer, built-in eye level oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, vinyl flooring, TV point(s), double power point(s), door to utility room.

### View of Kitchen/Breakfast Room



### Utility Room

7'3" x 9'2" (2.22m x 2.79m)



Fitted with a matching range of base and eye level units with worktop space over, plumbing and space automatic washing machine, dishwasher and tumble dryer, uPVC double glazed window to rear, vinyl flooring, double power point(s), wall mounted gas boiler serving heating system and domestic hot water, uPVC double glazed door to garden, door to double width garage.

### View of Utility Room



### First Floor Accommodation

### Half Galleried Landing

17'2" x 11'0" (5.22m x 3.36m)



Half galleried landing, UPVC double glazed window to front, fitted carpet, power point(s), coving to textured ceiling, storage cupboard, doors to all first floor rooms.

### View of Landing



### 1st Floor Cloakroom



UPVC double glazed window to front, two piece suite comprising, wash hand basin and low-level, tiled splashbacks, fitted carpet.

### Lobby to Bedroom 1

Doors to bedroom 1 and en-suite shower room, fitted carpet.

### Bedroom 1

20'6" x 13'0" (6.25m x 3.96m)



UPVC double glazed window to front, built-in wardrobe(s), two double radiators, fitted carpet, TV point(s), double power point(s).

### View of Bedroom 1



### En-suite Shower Room



Four piece suite comprising tiled double shower cubicle with shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, bidet and low-level WC full height ceramic tiling to all walls, uPVC double glazed window to side, single radiator, fitted carpet, access to loft space.

### View of En-suite Shower Room



### Bedroom 2

12'7" x 15'6" (3.83m x 4.72m)



Two uPVC double glazed windows to rear, built-in double wardrobe(s) with full-length mirrored sliding doors, double radiator, fitted carpet, double power point(s), coved ceiling.

### View of Bedroom 2



### Bedroom 3

14'0" x 15'6" (4.27m x 4.72m)



Two uPVC double glazed windows to front, built-in double wardrobe(s), double radiator, fitted carpet, double power point(s), coved ceiling.

### Bedroom 4

12'7" x 12'8" (3.83m x 3.86m)



Two uPVC double glazed windows to rear, built-in double wardrobe(s), double radiator.

### Family Bathroom



Three piece suite comprising panelled bath with shower over and mixer tap, pedestal wash hand basin and low-level WC, full

height ceramic tiling to all walls, uPVC double glazed window to rear, double radiator, fitted carpet.

### Outside of the property

#### Front Garden

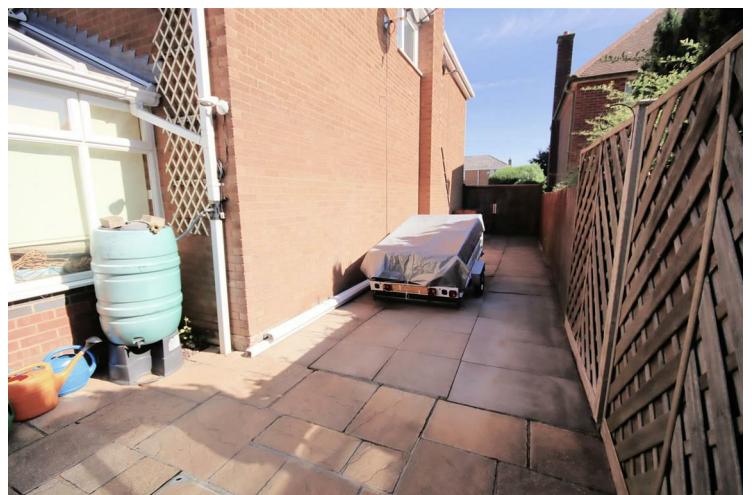


Mono block drive with parking for 6 vehicles, side gate to rear garden, double gates to other side allowing further vehicle access for parking a caravan or other large vehicles. View from front of the property.

#### View From Front OF Property



#### View of Side Garden



Rear Garden



View of Rear Garden



Mature and beautifully presented south -west facing garden, Well stocked with plants, shrubs, flower, plants and fruit trees, enclosed by a brick wall and fencing with conifer hedges. Side access to the front via both sides, outside tap and lighting.

View of Rear Garden



View of Rear Garden



**Double Garage**

18'6" x 16'0" (5.64m x 4.88m)

Double width garage with rear personal door to house, power and light connected, electric metal up and over door.

View of Rear Garden



**Council Tax Band**

Council Tax Band : F

Charge Per Year : £3192

**MISDESCRIPTONS ACT - Sales**

Should you be interested in this property all negotiations should be conducted through DG Property Consultants. Supporting evidence will be required for your method of purchase.

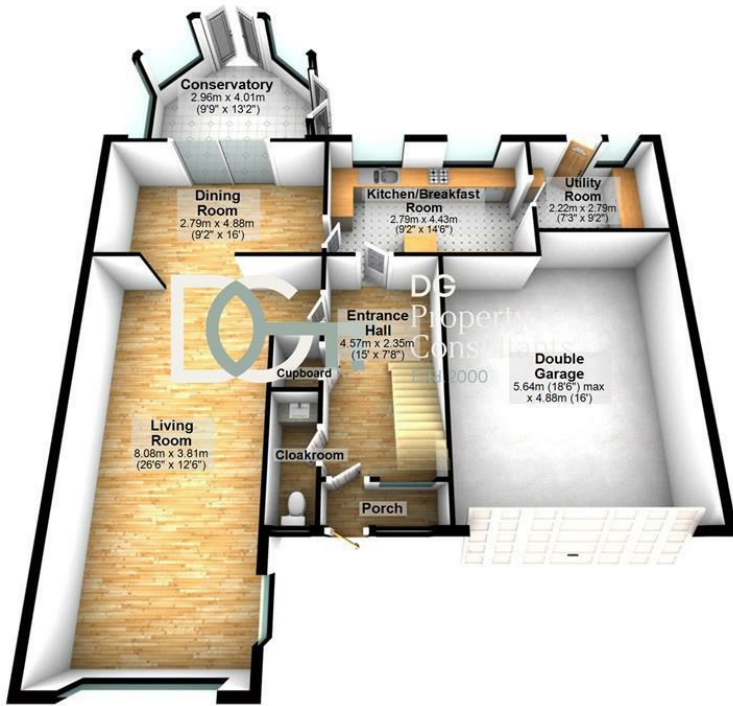
1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given

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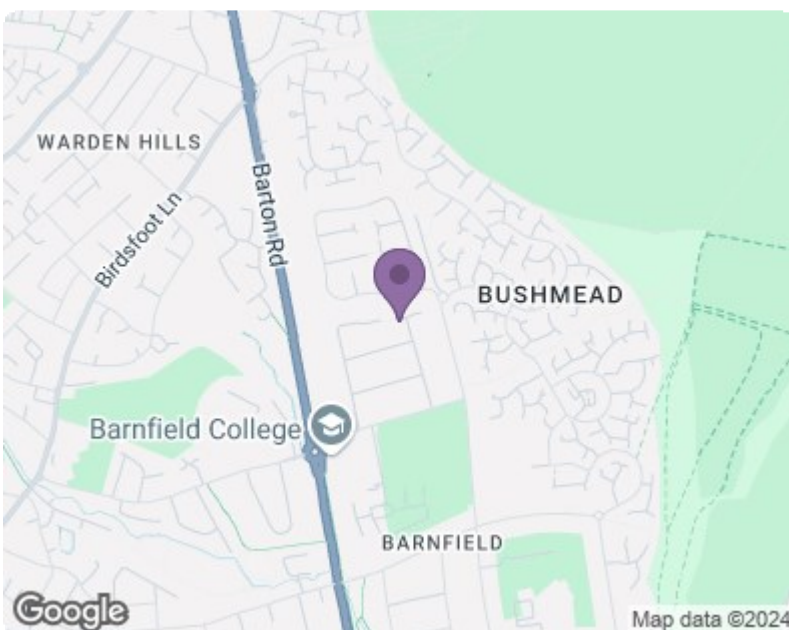
### Ground Floor



### First Floor



Total area: approx. 237.0 sq. metres (2550.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	67

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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