



**DG**  
Property  
Consultants  
Estd. 2000



## **Woodmere, Barton Hills, Luton, Bedfordshire LU3 4DN**

### **Asking Price £425,000**

END OF CHAIN

DG Property Consultants are delighted to offer this spacious four-bedroom detached home, situated in the highly sought-after Barton Hills development in Luton. Ideally positioned for commuters, the property offers excellent access to rail links into London, Luton Airport, and M1 Junction 10.

Accommodation Includes: Entrance hall & cloakroom, spacious lounge/dining room, kitchen/breakfast room, four well-proportioned bedrooms master with an en-suite shower room, family bathroom

Exterior Features:

Generous frontage with ample off-road parking, single garage and an enclosed rear garden.

While the property requires refurbishment throughout, it offers fantastic potential and ample space for a growing family. Additionally, it is offered with no upper chain.

Call Team DG on 01582-580500 to arrange your viewing today!



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## Ground Floor Accommodation

### Entrance Hall

Wooden entrance door with window to front, single radiator, fitted carpet, telephone point(s), double power point(s), coving to textured ceiling, under stairs storage cupboard, carpeted stairs to first floor landing, door to kitchen/breakfast room, lounge, cloakroom and personal door to garage.

### Cloakroom



Window to side, two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, single radiator, vinyl flooring.

### Lounge

17'1" x 10'10" (5.20m x 3.29m)



Sealed unit double glazed bay window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coved ceiling, living flame effect gas fireplace set in brick surround, French doors to dining room.

### Dining Room

9'0" x 10'10" (2.74m x 3.29m)



Two windows to rear, single radiator, fitted carpet, double power point(s), coving to textured ceiling, glazed door to rear to garden.

### Kitchen/Breakfast Room

9'0" x 14'4" (2.74m x 4.37m)



Base and eye level units with worktops over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine and dishwasher, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood, window to rear, single radiator, vinyl flooring, double power point(s), textured ceiling, door dining room, uPVC double glazed door to rear to garden.

## First Floor Accommodation

### Landing

Single radiator, fitted carpet, power point(s), textured ceiling, airing cupboard, access to loft space, doors to all first floor rooms.

### Bedroom 1

12'7" x 11'0" (3.83m x 3.35m)

Window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, sliding door, power points, fitted carpet, door to en-suite shower room.

### En-suite Shower Room

Three piece suite comprising tiled shower cubicle with shower and glass screen, vanity wash hand basin and low-level WC tiled splashbacks, window to front, single radiator, vinyl flooring, textured ceiling.

### Bedroom 2

14'0" x 11'2" (4.27m x 3.40m)

Window to front, single radiator, fitted carpet, power point(s), textured ceiling.

### Bedroom 3

10'5" x 8'8" (3.18m x 2.63m)

Window to rear, single radiator, fitted carpet, power point(s), textured ceiling.

### Bedroom 4

15'4" x 7'4" (4.68m x 2.24m)

Window to rear, single radiator, fitted carpet, power point(s), textured ceiling.

### Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over, vanity wash hand basin with tiled splashbacks and low-level WC, window to rear, single radiator, fitted carpet pine flooring, textured ceiling.

### Outside of the property

#### Front Garden

Front drive with parking for 2/3 vehicles, laid to lawn with mature conifer trees.

### View From Front of Property

#### Rear Garden

Enclosed rear garden with patio and side access to the front.

### Single Integral Garage

181.6 x 8' (55.17m.1.83m x 2.44m)

Integral single garage with side personal door to entrance hall, power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control, metal up and over door.

### Council Tax Band

Council Tax Band : E

Charge Per Year : £2701.12

### 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.

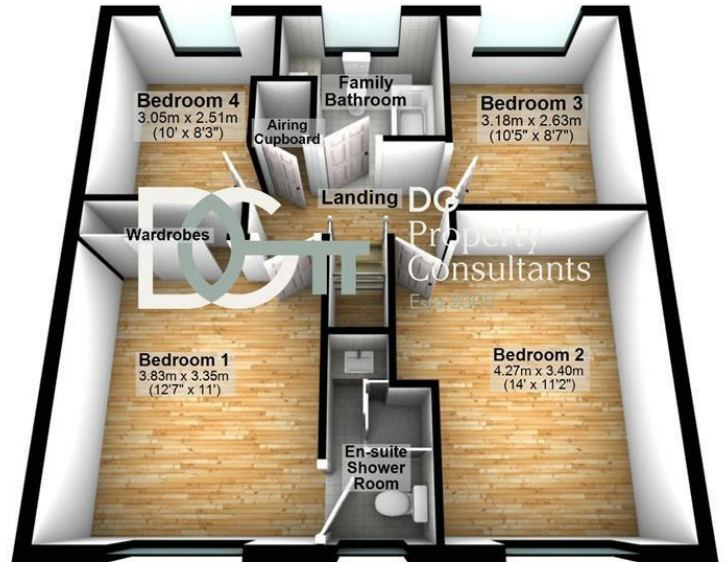
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constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

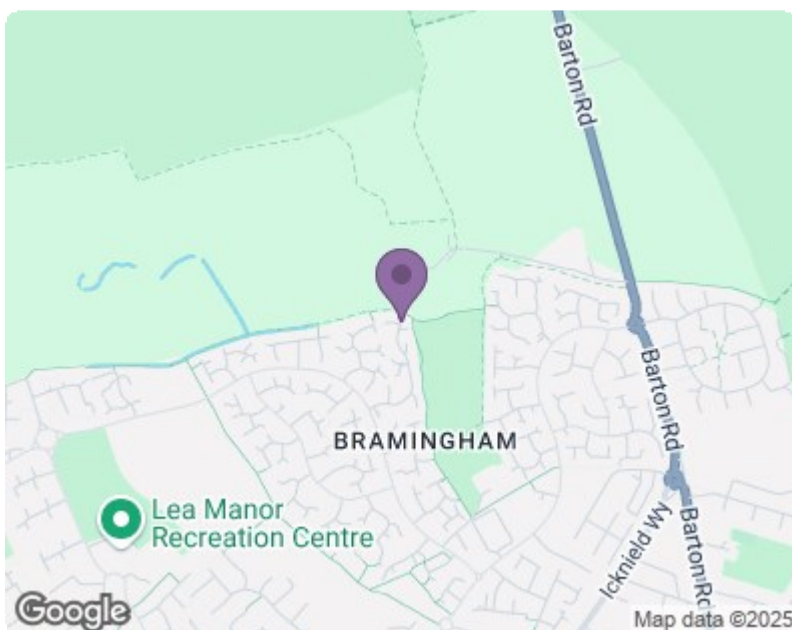
## Ground Floor



## First Floor



Total area: approx. 121.5 sq. metres (1307.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
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