



Connells

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FOR SALE

Connells

Claydown Way  
Slip End LUTON





### Property Description

A Well Presented Rarely Available, Four Bedroom Detached Property Situated in The Popular Village of Slip End. This Family Home Benefits From a Cloakroom, Lounge, Fully Integrated Kitchen/Diner with Access to the Rear Garden. Externally there is Off Road Parking for 3/4 Cars and a Garage. Slip End Benefits From Good Transport Links to both Luton and Dunstable and has Local Amenities and a Primary School.

### Entrance Hall

Front door. Radiator. Storage cupboard.

### Cloakroom

Window to front. Low level WC with wash hand basin. Radiator.

### Lounge

20' 8" x 10' 5" ( 6.30m x 3.17m )  
Double glazed bay window to front. Gas fireplace in surround and hearth. Radiator.

### Kitchen/diner

20' 8" x 13' 10" ( 6.30m x 4.22m )  
Double glazed window to rear. Double glazed patio doors to rear. Door to side. Fitted kitchen with a range of wall and base units with work surfaces. Breakfast bar. Gas hob and electric oven with cooker hood. Plumbing. Sink unit with mixer taps and drainer. Integrated appliances. Radiator.

### Landing

Loft hatch. Storage cupboard.

### Bedroom 1

10' 9" to wardrobe x 11' 3" ( 3.28m to wardrobe x 3.43m )  
Double glazed window to front. Radiator. Fitted wardrobes.

### Bedroom 2

10' 10" x 9' 9" ( 3.30m x 2.97m )  
Double glazed window to rear. Storage cupboard. Radiator.

### Bedroom 3

10' 1" x 6' 8" ( 3.07m x 2.03m )  
Double glazed window to front. Radiator. Storage cupboard.

### Bedroom 4

9' 6" x 6' 9" ( 2.90m x 2.06m )  
Double glazed window to rear. Radiator.

### Bathroom

Double glazed window to side. Heated towel rail. Low level WC with wash hand basin. Bath with shower.

### Front Garden

Off road parking for 3 vehicles. Path to front door.

### Rear Garden

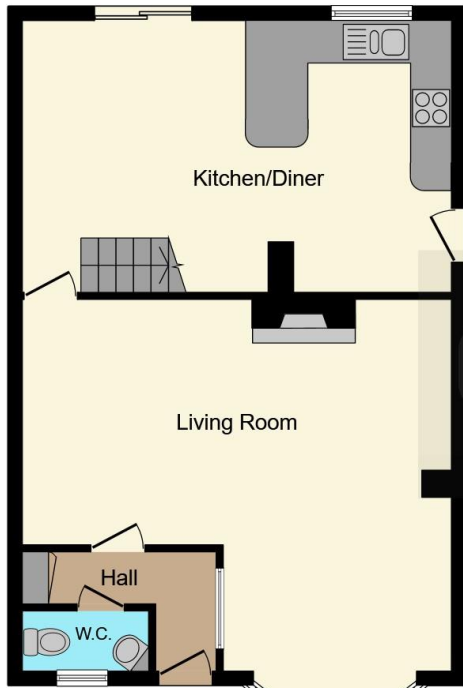
Patio to lawn. Access to side. Shed.

### Garage

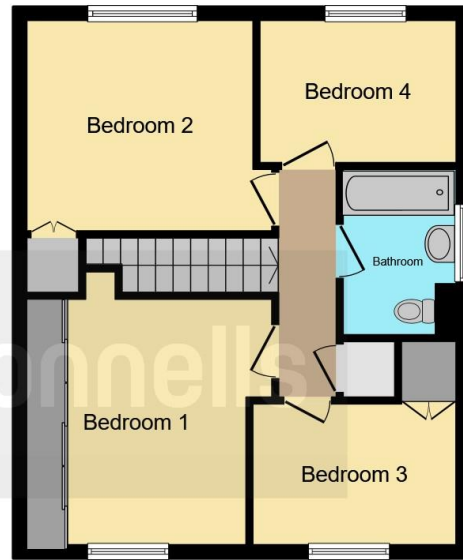
Up and over doors. Power and lighting.



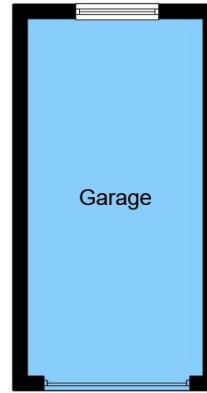




**Ground Floor**



**First Floor**



**Garage**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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83-83A George Street  
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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUT315003](http://connells.co.uk/Property/LUT315003)**

Tenure: Freehold



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