

for sale

£650,000



## Whitehill Avenue Luton LU1 3SP

An Impressive Four Bedroom Detached Property Situated on Whitehill Avenue. This Family Home Benefits From a Lounge, Dining Room, Cloakroom, Utility Room, Conservatory, Out-Building, Off Road Parking Behind Electric Gates and a Rear Garden. Viewing is Recommended.



# Whitehill Avenue Luton LU1 3SP

## Entrance Hall

Door to front. Window to front. Radiator. Under stairs storage.

## Downstairs Cloakroom

Fitted with low level WC. Wash hand basin. Radiator. Double glazed window to side. Partly tiled.

## Lounge

29' 2" x 13' 1" ( 8.89m x 3.99m )

Single glazed bay window to front. Radiator. Wall lights.

## Dining Room

8' 7" x 15' 9" ( 2.62m x 4.80m )

Double glazed window to side and rear. Radiator.

## Kitchen

9' 6" x 8' 3" ( 2.90m x 2.51m )

Fitted with wall and base units. Sink drainer. Work surfaces. Gas hob. Electric oven. Boiler. Plumbing and space for appliances. Fridge freezer. Partly tiled. Double glazed window to rear.

## Utility Room

16' 1" x 7' 7" ( 4.90m x 2.31m )

Fitted with wall and base units. Plumbing and space for appliances. Boiler. Wash hand basin. Double glazed window to side.

## Conservatory

25' 7" x 30' 6" ( 7.80m x 9.30m )

Double glazed window to side and rear. Radiator. Power & light. French doors to rear garden.

## Landing

Loft hatch

## Bedroom One

15' 10" x 8' 7" ( 4.83m x 2.62m )

Double glazed window to rear. Radiator. Spot lights. Velux windows. Access to en suite

## En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Shaver point. Extractor fan. Radiator. Double glazed window to front.



## **Bedroom Two**

15' 4" x 11' 4" ( 4.67m x 3.45m )

Double glazed bay window to front. Radiator. Built in wardrobes.

## **Bedroom Three**

8' 5" x 9' 4" ( 2.57m x 2.84m )

Double glazed window to front. Radiator.

## **Bedroom Four**

11' 2" x 13' 10" ( 3.40m x 4.22m )

Double glazed window to rear. Radiator. Built in wardrobes.

## **Bathroom**

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Radiator. Double glazed window to rear.

## **Outside**

### **Front Garden**

Gated entrance. Paved pathway to front.

### **Parking**

Off road parking for 3 cars

### **Rear Garden**

Laid to lawn. Patio area. Side access to street.

### **Outbuilding**

21' 1" x 9' 10" ( 6.43m x 3.00m )

Double glazed window to side, Velux windows











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To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

Property Ref: LUT314065 - 0004

**Tenure:** Freehold

**EPC Rating:** E

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