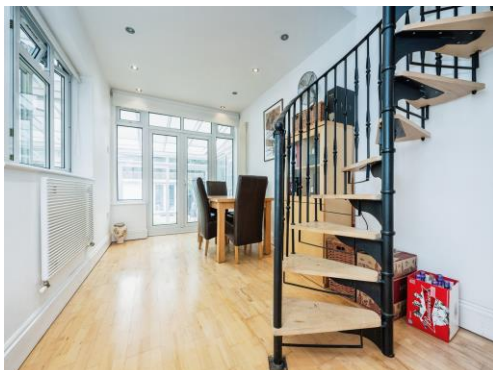




Connells

Whitehill Avenue  
Luton



### Property Description

An Impressive Four Bedroom Detached Family Home situated on the Sought After Road of Whitehill Avenue. This Extended Property has a Lounge, Dining Room, Cloakroom, Utility Room, a 30 Foot Conservatory which has heating and is being used as a room for entertaining. From the Dining Room there are stairs to a bedroom, ideal for guests. Outside there are electric gates with parking for 3 cars and to the rear there is an out-building with a BBQ room for cooking, along with a lawn area. Viewing is recommended to appreciate this family home.

### 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

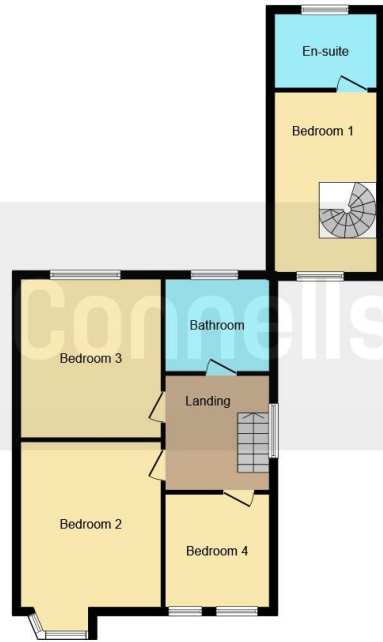
21' 1" x 9' 10" ( 6.43m x 3.00m )

Double glazed window to side, Velux windows

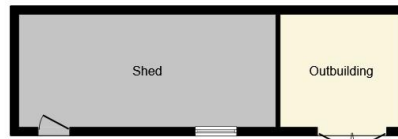




**Ground Floor**



**First Floor**



**Outbuilding**



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

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

83-83A George Street  
 LUTON LU1 2AT

**EPC Rating: E**

**view this property online [connells.co.uk/Property/LUT314065](http://connells.co.uk/Property/LUT314065)**

Tenure: Freehold



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