



**Connells**

Hillary Crescent  
Luton



### Property Description

Perfect For A Family!

This Extended Three Bedroom Semi Detached House is Located Within Walking Distance to Good Schools.

The Property Benefits From Entrance Hall, Lounge, Kitchen / Dining Room, Cloakroom, Three Bedrooms and a Family Bathroom. Further Benefits include Good Size Rear Garden, Off Street Parking.

### Entrance Hall

Door to front. Double glazed window to side. Under stairs storage.

### Cloakroom

Fitted with low level wc. Wash hand basin. Extractor fan.

### Lounge

12' 9" x 12' 5" ( 3.89m x 3.78m )

Double glazed window to front. Radiator. TV point. Open fire place.

### Kitchen / Diner

20' 7" x 18' 1" ( 6.27m x 5.51m )

Newly refurbished kitchen fitted with wall and base units. Sink drainer. Granite work surfaces. NEFF appliances. Cooker hood. Plumbing and space for appliances. Partly tiled. Radiator. Double glazed window to rear. Double glazed patio door to rear.

### Conservatory

### Landing

Double glazed window to side. Loft hatch

### Bedroom One

10' 9" x 13' 5" ( 3.28m x 4.09m )

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

### Bedroom Two

11' 8" x 9' 7" ( 3.56m x 2.92m )

Double glazed window to rear. Radiator.

### Bedroom Three

8' 8" x 8' 2" ( 2.64m x 2.49m )

Double glazed window to rear. Radiator.

### Bathroom

Fitted with low level wc. Bath with mixer taps and shower attachment. Vanity unit. Radiator. Partly tiled.

### Outside

### Rear Garden

Approx 60ft rear garden. Laid to lawn. Newly paved patio area. Paved BBQ area. Vegetable patch. Flower border. Large shed. Flood light. Power sockets.

### Garage / Lean To

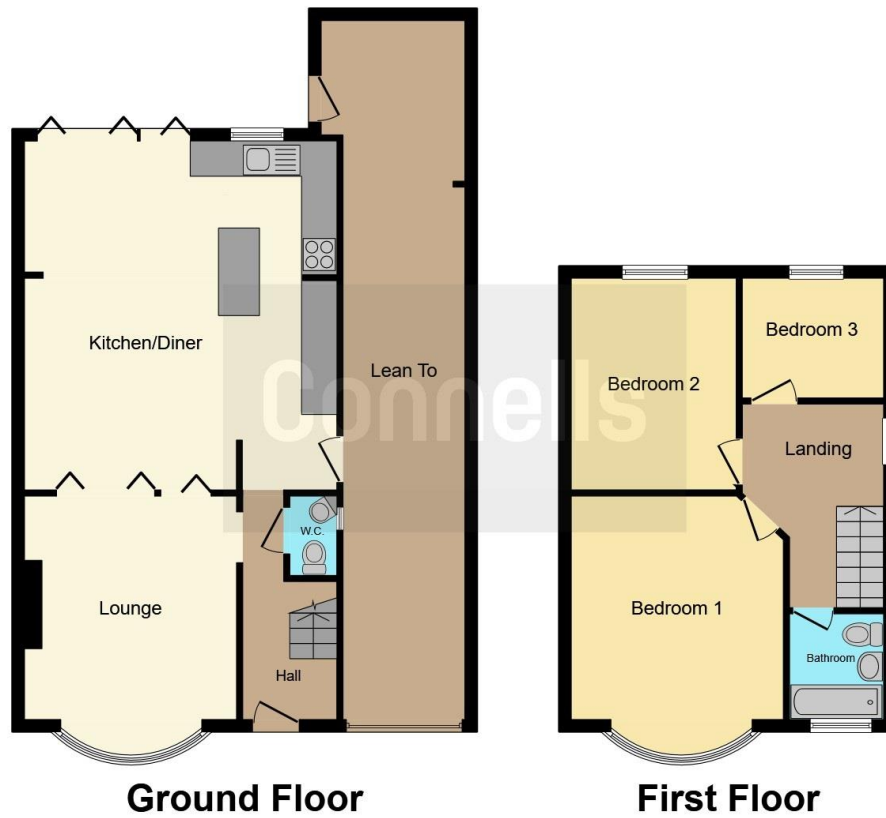
Accessed via kitchen

Utility Area : Sink drainer. Plumbing for appliances.

### Front Garden

Stairs rising to main entrance. Partly laid to lawn. Off road parking for one car.





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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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUT315564](https://www.connells.co.uk/Property/LUT315564)**

Tenure: Freehold



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