



**Connells**

Richards Close  
Luton





### Property Description

A three bed semi - detached house located in Farley Hill. Close to all amenities and easy access to the M1, briefly comprises: entrance hall, lounge/ dining room, kitchen, three first floor bedrooms, first floor bathroom, gas central heating and double glazing and potential to extend subject to planning permission.

### Entrance Hall

Single glazed door to front. Double glazed window to side. Under stairs storage.

### Cloakroom

Fitted with low level wc. Wash hand basin.

### Lounge

18' 9" x 10' 9" ( 5.71m x 3.28m )  
Window to front. Gas fireplace. TV point.  
French door to rear garden.

### Kitchen

12' x 13' 4" ( 3.66m x 4.06m )  
Fitted with wall and base units. Work surfaces.  
Sink drainer. Electric oven. Gas hob.  
Plumbing and space for appliances. Radiator.  
Storage cupboard. Double glazed window to rear.

### Landing

Double glazed window to front.

### Bedroom One

11' 9" x 12' 4" ( 3.58m x 3.76m )  
Double glazed window to rear. Fitted wardrobes. Storage cupboard. Radiator.

### Bedroom Two

11' x 9' ( 3.35m x 2.74m )  
Double glazed window to rear. Built in wardrobe. Radiator.

### Bedroom Three

7' 5" x 9' 2" ( 2.26m x 2.79m )  
Double glazed window to side.  
Radiator.

### Bathroom

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

### Outside

### Front Garden

### Rear Garden





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**EPC Rating: E**

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Tenure: Freehold



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