



**Connells**

Old Bedford Road  
Luton



### Property Description

\*\*\*\*OFFERED WITH NO UPPER CHAIN\*\*\*\*THREE EN-SUITES\*\*\*

Located on OLD BEDFORD ROAD is This FOUR bedroom semi-detached home with ample living space.

The area is very popular as Luton mainline station is with close by as well as all local amenities.

In Brief the property comprises of an entrance hall, two reception room, kitchen, utility and ground floor shower room. To the first floor there are four bedrooms with three of them having the added benefit of en-suites. Externally there is a private rear garden which allows access to a double garage.

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### Entrance

Door to front. Access to entrance hall.

### Entrance Hall

Door to lounge. Door to dining room. Stairs rising to first floor.

### Lounge

12' x 10' ( 3.66m x 3.05m )  
Double glazed bay window to front. Radiator.

### Kitchen

10' x 8' ( 3.05m x 2.44m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Tiled flooring. Double glazed windows to side. Door to Hall

### Hallway

Double glazed window to side. Door to rear garden. Access to Wet Room.

### Wet Room

Fitted with low level wc. Wash hand basin. Shower. Double glazed window to rear.

### Dining Room

10' x 11' ( 3.05m x 3.35m )  
Double glazed patio doors to rear garden.

### Landing

### Bedroom One

12' x 15' ( 3.66m x 4.57m )  
Double glazed window to front. Radiator. Access to en suite

### En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle.

### Bedroom Two

13' x 13' ( 3.96m x 3.96m )  
Double glazed window to side. Radiator. Door to en suite.

### En Suite

Fitted with low level wc. Wash hand basin.

### Bedroom Three

8' x 9' ( 2.44m x 2.74m )  
Double glazed window to rear. Door to en suite.

### En Suite

Fitted with low level wc. Wash hand basin.

### Bedroom Four

6' x 7' ( 1.83m x 2.13m )  
Double glazed window to rear.

### Outside

Front Garden

Rear Garden





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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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