



**Connells**

Redferns Close  
LUTON





## Property Description

A Very Well Presented Extended Four Bedroom End of Terrace Family Home situated in the popular Farley Hill area of Luton. The property is situated close to all amenities with easy access to the M1 Junction 10.

Internally the property benefits from a Lounge, Open plan Kitchen/ Diner, Study with access to Walk in wet room. To the first floor there is a Family Bathroom, Three Good sized Bedrooms & access to the Fourth Attic Room from Bedroom Two .

Externally the front of the property offers off road parking for multiple vehicles and to the rear a well maintained Garden with an additional Summerhouse/Bar ideal for entertaining family & friends.

## Entrance Porch

Double glazed sliding patio doors to front.  
Door to entrance hall

## Entrance Hall

Door to front. Radiator. Stairs rising to first floor. Tiled flooring. Under stairs storage cupboard.

## Study

6' 5" x 8' 5" ( 1.96m x 2.57m )  
Double glazed window to front. Radiator.  
Door to walk in wet room.

## Walk In Wet Room

Fitted with low level wc. Wash hand basin. Shower. Fully tiled.

## Lounge

20' x 10' 9" ( 6.10m x 3.28m )  
Double glazed bay window to front. Radiator. Electric fire. TV and Telephone point. Double glazed patio doors leading to rear.

## Open Plan Kitchen / Diner

Kitchen:

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Boiler. Partly tiled walls. Tiled flooring. Spot lights. Double glazed sky light window. Double glazed window to rear.

Dining Area:

Double glazed patio doors to rear. Radiator.

## Landing

Double glazed window to front.

## Bedroom One

9' 9" x 12' 2" ( 2.97m x 3.71m )  
Double glazed window to rear. Radiator. Built in wardrobes.

## Bedroom Two

9' x 10' 2" ( 2.74m x 3.10m )  
Double glazed window to rear. Radiator. Built in wardrobes. Stairs rising to Bedroom Four.

### Bedroom Three

7' 6" x 9' 2" ( 2.29m x 2.79m )

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

### Bedroom Four

10' 1" x 9' ( 3.07m x 2.74m )

Double glazed window to rear. Radiator. Storage cupboard.

Study area:

Velux window to rear. Radiator.

### Bathroom

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

### Outside

#### Front Garden

Enclosed by low brick wall, Graveled. Paved pathway to front entrance. Off road parking. Electric charging point.

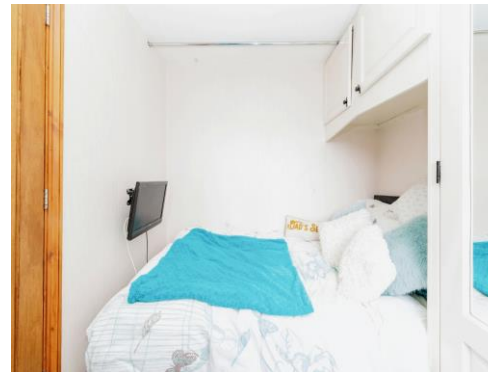
#### Rear Garden

Decked area. Mainly laid to lawn. Graveled area. Wooden shed. Hot tub.

### Summer House

16' 6" x 9' 9" ( 5.03m x 2.97m )

Bar. Power and lighting. Storage cupboard.



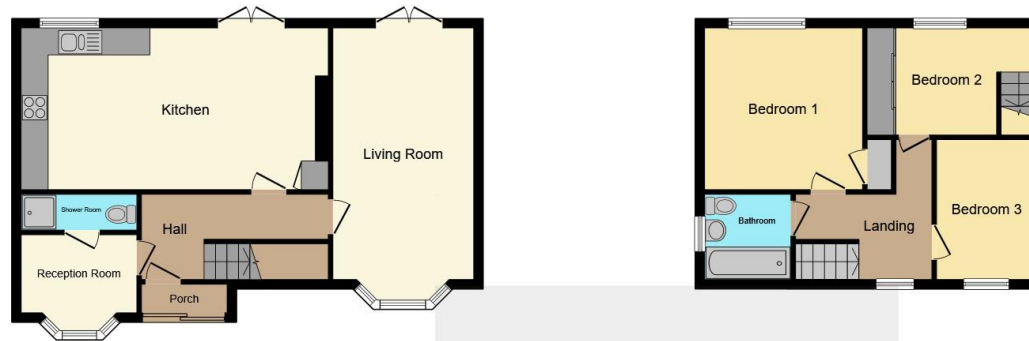






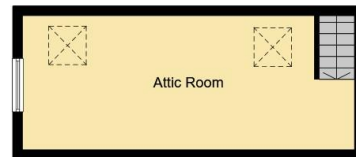






**Ground Floor**

**First Floor**



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

To view this property please contact Connellis on

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

83-83A George Street  
LUTON LU1 2AT

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT316299](http://connells.co.uk/Property/LUT316299)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connellis Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUT316299 - 0010