



**Connells**

Cherry Gate Gardens  
Luton



# Cherry Gate Gardens Luton LU1 3FZ

for sale guide price  
**£610,000**



## Property Description

\*\*\*\* Private Gated Development \*\*\*\*

This Stunning 5 Bedroom Semi - Detached Family Home Is Located Just Off West Hill Road Opposite Memorial Park , It Has Great Access To M1 Junction 10 And A Small Walk To The Mainline Train Station With Links To Kings Cross.

The Property Briefly Comprises Of Lounge, Kitchen / Diner, Cloakroom, Utility Room, 5 Good Size Bedrooms, Ensuite To Master, Garage And Off Street Parking.

## Entrance Hall

Double glazed door to front.

## Cloakroom

Fitted with low level wc. Wash hand basin.

## Lounge

17' 9" x 10' 7" ( 5.41m x 3.23m )

Double glazed window to front. TV and Telephone point. Spot lights. Under floor heating. Radiator.

## Kitchen

20' 2" x 18' 9" ( 6.15m x 5.71m )

Fitted with wall and base units. Sink drainer. Work surfaces. Gas hob. Electric oven. Cooker hood. Plumbing and space for appliances. Under floor heating. Double glazed bi folding doors to rear.

## Utility Room

4' 1" x 5' 9" ( 1.24m x 1.75m )

## Landing

Access to loft.

## Bedroom One

17' 5" x 10' 7" ( 5.31m x 3.23m )

Double glazed window to front. Radiator.

## Bedroom Two

15' 1" x 8' 4" ( 4.60m x 2.54m )

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

## Bedroom Three

9' 8" x 11' 7" ( 2.95m x 3.53m )

Double glazed window to rear. Radiator.

## Bedroom Four

16' 8" x 13' 4" ( 5.08m x 4.06m )

Double glazed window to rear. Radiator. Storage cupboard. Velux windows.

## Bedroom Five (loft)

14' 1" x 8' 9" ( 4.29m x 2.67m )

## Bathroom

Fitted with low level wc. Vanity unit. Bath with mixer taps and shower attachment. Shaver point. Extractor fan. Radiator. Fully tiled.

## Outside

Front Garden

Rear Garden



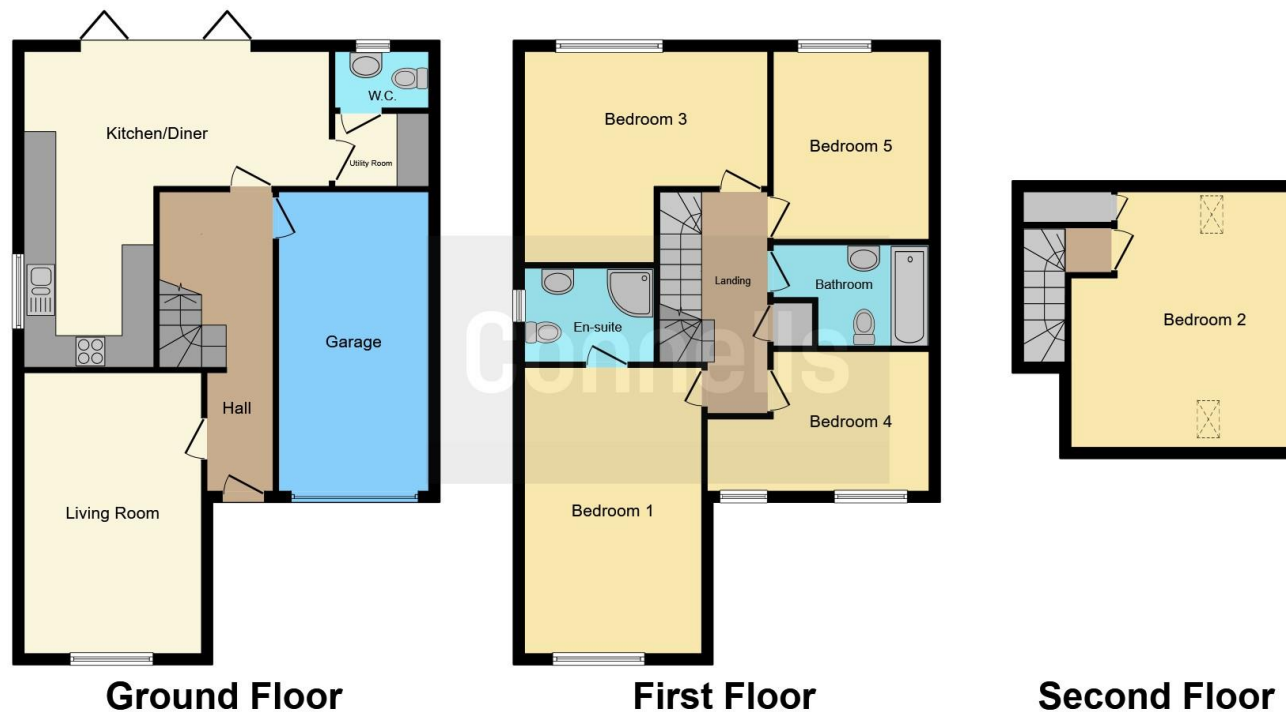












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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83-83A George Street  
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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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