



**Connells**

Greenside Park  
Luton



## Property Description

\*\*\*Are you looking for a sizeable family home? Looking for a family home with the wow factor? Look no further!!!

If you are looking for a beautifully presented detached family home in a peaceful location this beauty could be just what you have been looking for to bring up the family in. Located within a residential cul de sac just off the Old Bedford Road to the North of Luton

Greenside Park can be found in a sought-after location much requested due to its proximity to essential travel hubs for road, rail and air. On top of this open parkland is only a short walk away. The ground floor also boasts a stylish downstairs cloakroom and a versatile study room, offering the ideal space for working from home or even a private retreat for quiet reading. There are four generously sized bedrooms, each offering an abundance of natural light and plenty of space for relaxing or personalising to your taste. The principal suite is a true sanctuary, complete with a luxurious en-suite bathroom. Externally there is a private rear garden. To the front of the property there is ample off road parking with a large driveway and a double garage. .

CALL NOW TO VIEW!!!!

## Entrance Hall

Single glazed window and door to front. Under stairs storage. Stairs rising to first floor. App controlled heating and lighting system.

## Cloakroom

Fitted with low level wc. Vanity unit. Double glazed window to front. Radiator.

## Lounge

22' 6" x 12' 4" ( 6.86m x 3.76m )

Double glazed window to front. TV and Telephone point. Open fire place. Patio doors to rear.

## Dining Room

10' 7" x 9' 6" ( 3.23m x 2.90m )

Double glazed window to rear. Radiator.

## Study

8' 9" x 8' 2" ( 2.67m x 2.49m )

Double glazed window to front. Spot lights. Radiator.

## Kitchen

13' 1" x 17' 6" ( 3.99m x 5.33m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Integrated appliances. Boiler. Radiator. Breakfast bar. Spot lights. Double glazed window to rear. Double glazed door to rear garden.

## Landing

Airing cupboard. Loft hatch. Partly boarded.

## Bedroom One

12' 6" x 14' 5" ( 3.81m x 4.39m )

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

## Bedroom Two

13' 4" x 12' 6" ( 4.06m x 3.81m )

Double glazed window to front. Radiator.

## Bedroom Three

7' 9" x 11' 2" ( 2.36m x 3.40m )

Double glazed window to rear. Radiator.

## Bedroom Four

8' 3" x 7' 9" ( 2.51m x 2.36m )

Double glazed window to rear. Radiator.

## Bathroom

Fitted with low level wc. Vanity unit. Shower cubicle. Shaver point. Radiator. Fully tiled. Double glazed window to rear.

## Outside

### Rear Garden

Paved patio area. Laid to lawn.

### Outbuilding

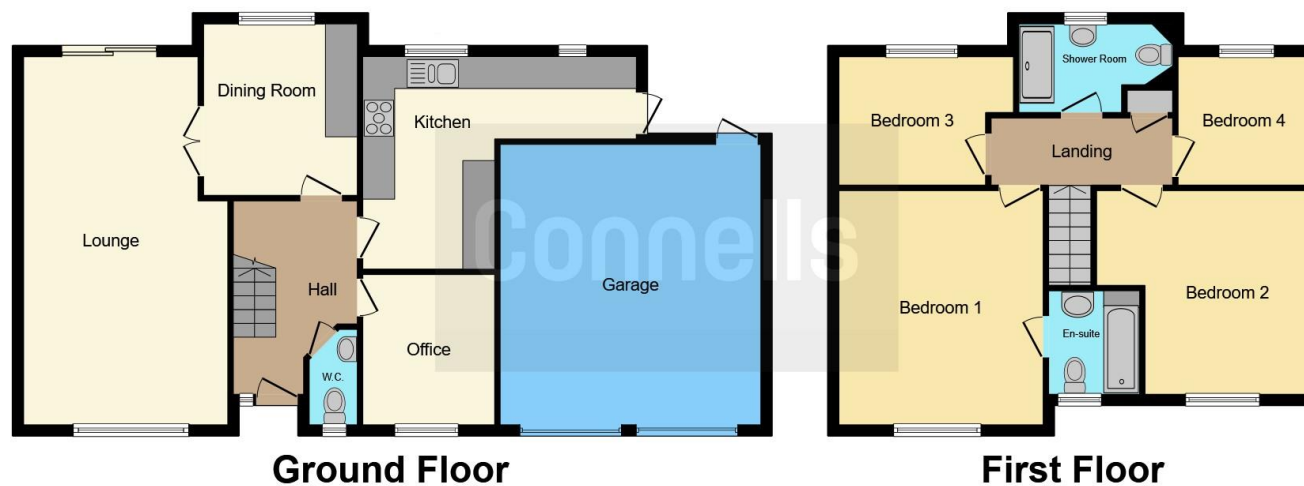
17' 6" x 18' 4" ( 5.33m x 5.59m )

Accessed via up and over door. Security alarm. Power and lighting.









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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT316561](http://connells.co.uk/Property/LUT316561)**



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