





## Property Description

A Very Well Presented Extended Five / Six Bedroom Semi-Detached Family Home situated in the Farley Hill area of Luton.

The property benefits from a Lounge, Open Plan Kitchen/Dining Room, Downstairs Steam / Shower Room. Electric Velux Windows & Under Floor Heating.

To the First Floor there are 4 Bedrooms and Family Bathroom with Jacuzzi bath. Second Floor benefits from 2 additional bedrooms with access to shared bathroom.

Externally there is Off Road Parking to the front & Rear Garden.

## Entrance

## Entrance Hall

Double glazed door to front. Double glazed window to front. Radiator. Stairs rising to first floor.

## Shower Room

Fitted with low level wc. Wash hand basin. Steam Room / Shower cubicle. Fully tiled. Extractor fan. Radiator.

## Lounge

12' 3" x 13' 2" ( 3.73m x 4.01m )  
Double glazed window to front. Radiator.  
Access to open plan kitchen /dining area.

## Kitchen / Diner

23' x 20' 4" ( 7.01m x 6.20m )  
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Integrated appliances. Space for fridge freezer. Tiled flooring. Radiator. Velux windows. Double glazed bi-folding doors to rear garden. Door to entrance hall.

## First Floor Landing

## Bedroom Three

13' 2" x 12' 3" ( 4.01m x 3.73m )  
Double glazed window to front. Radiator.

## Bedroom Four

10' 1" x 11' 8" ( 3.07m x 3.56m )  
Double glazed window to front. Radiator.

## Bedroom Five / Dressing Room

12' 3" x 13' 5" ( 3.73m x 4.09m )  
Double glazed window to rear. Radiator.

## Bedroom Six / Study

10' 1" x 6' 8" ( 3.07m x 2.03m )  
Double glazed window to rear. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Jacuzzi Bath with mixer taps and shower attachment. Fully tiled. Extractor fan. Radiator. Double glazed window to rear.

## Second Floor Landing

### Bedroom One

13' 5" x 17' 2" ( 4.09m x 5.23m )

Double glazed window to rear. Radiator.

### Bedroom Two

10' 3" x 17' 1" ( 3.12m x 5.21m )

Double glazed window to rear. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin.  
Corner shower cubicle. Fully tiled. Radiator.  
Extractor fan. Double glazed window to rear.

## Outside

### Front Garden

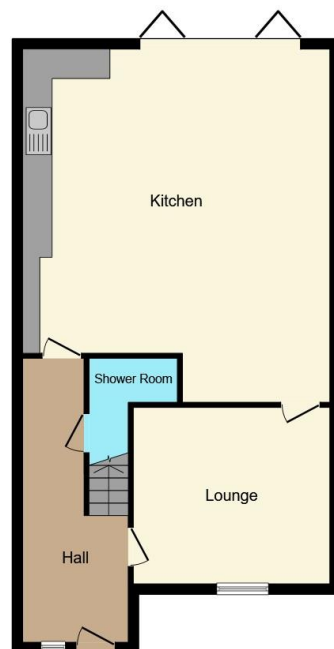
### Rear Garden

Enclosed by brick and paneled fencing. paved patio area. Laid to lawn. Gated access to front.

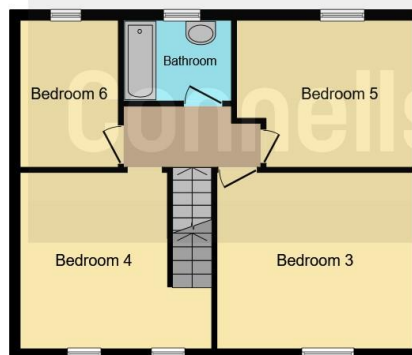




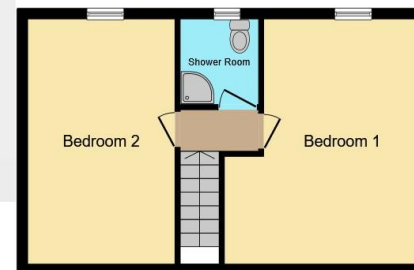




**Ground Floor**



**First Floor**



**Second Floor**

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

83-83A George Street  
 LUTON LU1 2AT

**EPC Rating: C**

Tenure: Freehold

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