



Connells

Sunridge Avenue
Luton

Sunridge Avenue
Luton LU2 7JL

for sale offers over
£355,000



Property Description

We Are Pleased To Bring a Traditionally Built Bay fronted Four Bedroom Semi Detached Property In The Sought After Round Green Location To The Market. Locally 'Sunridge Avenue' Is Close To All Local Amenities And Within Walking Distance To Local Schools.

The Property Is Also A Short Drive Away From Luton Airport, Luton Airport Parkway Station And Also Junction 10 Of M1 Which Makes The Property Ideal For Commuting. The Property Comprises Of A Lounge / Diner, Extended Kitchen, Four Generous Sized Rooms And Family Bathroom. Externally The Property Benefits From Driveway To Front.

Entrance Hall

Door to front. Stairs rising to first floor.

Open Plan Lounge / Dining Room

Lounge

Double glazed bay window to front. Radiator.

Dining Room

Double glazed sliding doors to rear garden. Radiator.

Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Boiler. Radiator. Double glazed window and door to rear.

First Floor Landing

Double glazed window to side. Stairs rising to second floor.

Bedroom Three

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

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

Second Floor Landing

Bedroom One

Double glazed window to front and rear. Radiator. Sky light window.

Outside

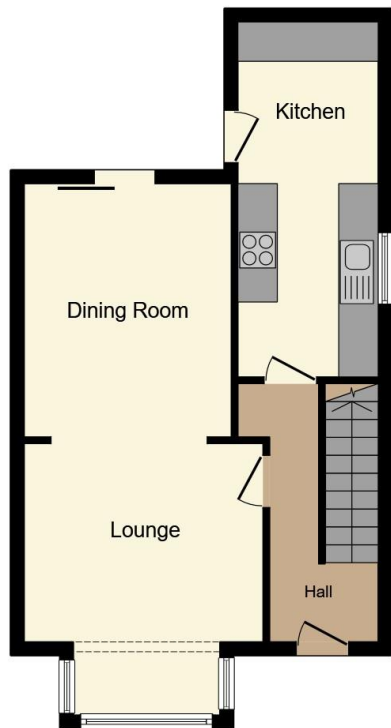
Front Garden

Off street parking

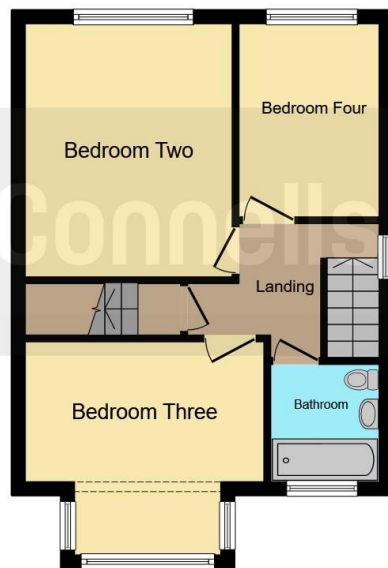
Rear Garden

Enclosed by panelled fencing. Patio area. Laid to lawn.





Ground Floor



First Floor



Second 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

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: E Council Tax
 Band: C

view this property online connells.co.uk/Property/LUT316751

Tenure: Freehold



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.

Connells 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUT316751 - 0006

