



**Connells**

Southdrift Way  
Luton





### Property Description

This Three Bedroom Semi-Detached Property Situated in the Farley Hill Area of Luton. Ideally Located For a Wide Range Of Local Services, Schools, Shops and Amenities, As Well As Offering Easy Access To Transport Links Via M1 Jct 10 and Luton Station. This Family Home Benefits From a Lounge, Dining Room, Kitchen, Rear Garden, Off Road Parking and has Potential to Extend STPP.

### Entrance Porch

Door to front.

### Entrance Hall

Door to front. Double glazed window to front.

### Lounge

14' 1" x 13' ( 4.29m x 3.96m )  
Double glazed bay window to front. Radiator.  
Log burner.

### Dining Room

11' x 9' 6" ( 3.35m x 2.90m )  
Double glazed patio doors to rear. Radiator.

### Kitchen

10' 1" x 11' 1" ( 3.07m x 3.38m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Boiler. Under stairs storage. Double glazed window to rear.

### Landing

Loft hatch. Double glazed window to side.

### Bedroom One

12' 1" x 11' 7" ( 3.68m x 3.53m )  
Double glazed bay window to front. Built in wardrobe. Radiator.

### Bedroom Two

10' 1" x 11' 6" ( 3.07m x 3.51m )  
Double glazed window to front. Built in

wardrobe. Radiator. Boiler.

### Bedroom Three

8' 1" x 5' 8" ( 2.46m x 1.73m )  
Double glazed window to rear. Built in wardrobe. Radiator.

### Bathroom

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

### Outside

### Outbuilding

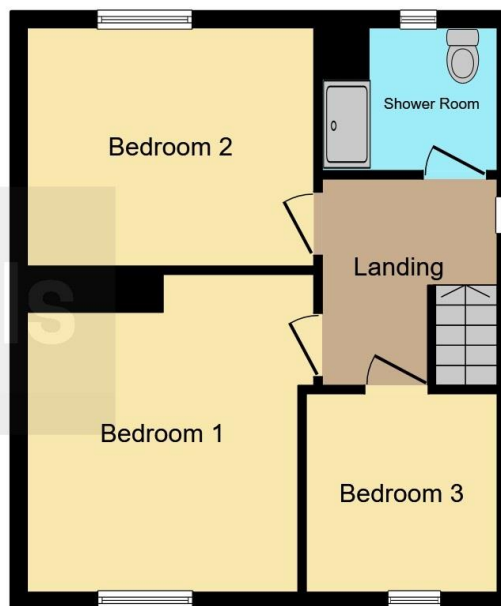
13' x 6' 8" ( 3.96m x 2.03m )  
Door to front. Radiator.







**Ground Floor**



**First 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 Connells on

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**EPC Rating: C**

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Tenure: Freehold



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