



**Connells**

Northdrift Way  
Luton





## Property Description

Connells Are Pleased To Be Selling This Three Bedroom Semi - Detached Property Which Is Situated In The Popular Farley Hill Area of Luton. The Area Is Very Popular With Growing Families As There Are Local Schools Nearby, also the M1 Junction 10 Is Within Close Proximity. This Chain Free Family Home Benefits From an Entrance Hall, Lounge / Dining Room, Kitchen, Family Bathroom With Three Bedrooms Along With Front and Rear Gardens.

### Entrance Hall

Double glazed door to front. Double glazed window to front. Under stairs storage cupboard. Radiator.

### Lounge

20' 1" x 12' ( 6.12m x 3.66m )

Double glazed window to front. Gas Fire. Radiator. Double glazed window and door to rear.

### Kitchen

12' x 10' 5" ( 3.66m x 3.17m )

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Breakfast bar. Plumbing and space for appliances. Double glazed window to rear.

### Landing

Double glazed window to side. Loft hatch.

### Bedroom One

14' 4" x 8' 6" ( 4.37m x 2.59m )

Double glazed window to front. Radiator.

### Bedroom Two

14' 1" x 11' 2" ( 4.29m x 3.40m )

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

### Bedroom Three

8' x 8' ( 2.44m x 2.44m )

Double glazed window to rear. Radiator.

### Bathroom

Fitted with low level wc. Vanity unit. Bath with mixer taps. Shower. Fully tiled. Heated towel rail. Double glazed window to rear.

### Outside

### Front Garden

Off road parking.

### Rear Garden

Enclosed by panelled fencing. Laid to lawn.

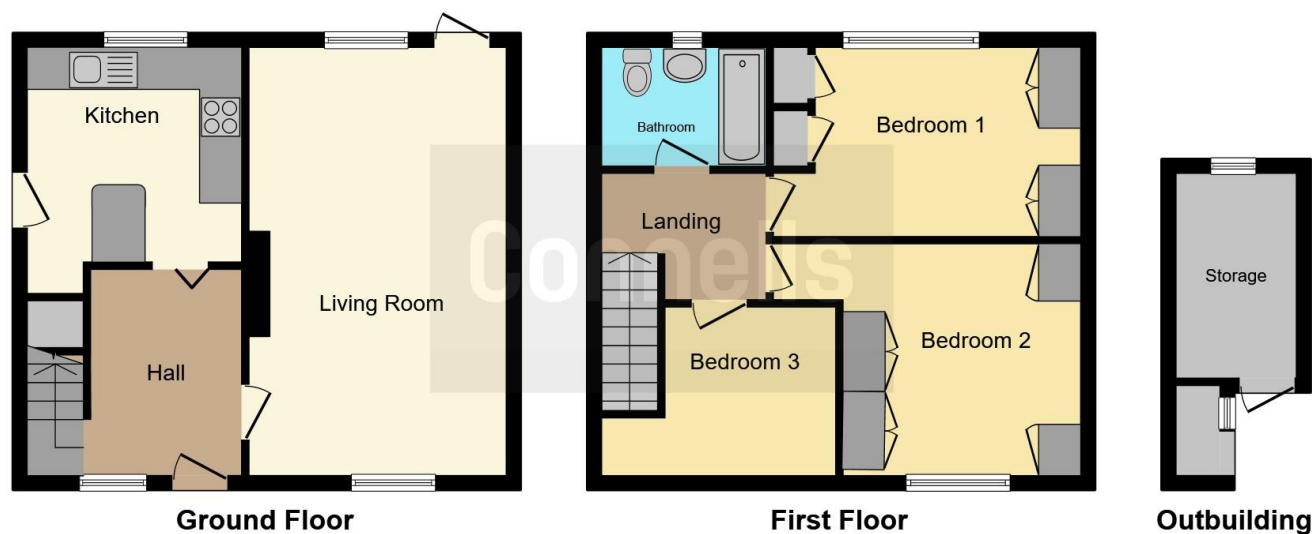












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

Tenure: Freehold

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