



Connells

Woodbury Hill  
Luton





### Property Description

This Amazing Property Located In The Popular Woodbury Hill Area of Luton is a must see. Situated Within Walking Distance of The Luton Mainline Train Station. This Well Presented Extended Semi Detached Family Home Briefly Compromises of Entrance hall, Lounge, Dining Room, Kitchen / Diner, Downstairs Shower Room With Utility Room. To The First Floor We have 3 Bedrooms, Family Bathroom and a Loft Room Along With a Beautiful Garden to Rear and Off Parking To The Front.

### Entrance Porch

Double glazed door to front. Double glazed windows to front.

### Entrance Hall

Double glazed door and windows to front. Storage cupboard. Under stairs storage. Radiator. Stairs rising to first floor.

### Cloakroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Fully tiled.

### Lounge

13' 2" x 12' 3" ( 4.01m x 3.73m )  
Double glazed bay window to front. TV & Telephone point. Radiator.

### Living Room

19' x 13' 3" ( 5.79m x 4.04m )  
Double glazed window to side, TV point. Electric fireplace. Radiator. French doors to kitchen/diner.

### Kitchen / Diner

12' 3" x 19' ( 3.73m x 5.79m )  
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Integrated appliances. Space for double fridge freezer. Fully tiled. Double glazed windows to rear. Double glazed sky light windows. Double glazed French doors to rear garden

### Storage Room

8' 8" x 6' ( 2.64m x 1.83m )

### Utility Room

12' 1" x 7' ( 3.68m x 2.13m )  
Fitted with base units/ Stainless steel sink drainer. Plumbing and space for appliances. Double glazed window to rear. Radiator. Double glazed door to rear garden.

### First Floor Landing

### Bedroom One

11' x 11' 5" ( 3.35m x 3.48m )  
Double glazed bay window to front. Built in wardrobes. Radiator.

### Bedroom Two

10' 1" x 13' ( 3.07m x 3.96m )  
Double glazed bay window to rear. Built in wardrobes. Radiator.

### Bedroom Three

9' 5" x 7' 5" ( 2.87m x 2.26m )  
Double glazed bay window to rear. Boiler cupboard. Radiator.

### Shower Room

Fitted with low level wc. Vanity Unit. Shower cubicle. Extractor fan. Fully tiled. Heated towel rail. Double glazed window to front.

## Second Floor Landing

### Bedroom Four

11' 2" x 16' 5" ( 3.40m x 5.00m )

Double glazed sky light windows. Built in wardrobes. Radiator.

### Outside

### Rear Garden

Paved patio area. Laid to lawn.

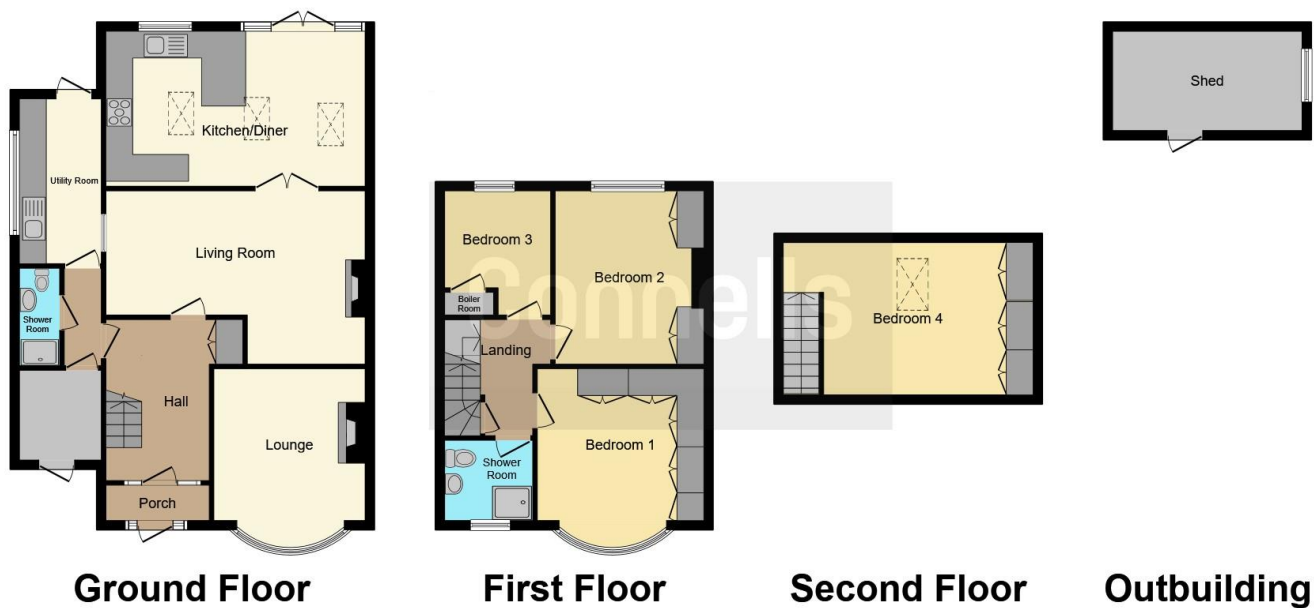
### Outbuilding

6' 5" x 11' 7" ( 1.96m x 3.53m )

Double glazed door to front. Double glazed window to side. Power and light.







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: Awaited**

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Tenure: Freehold



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Property Ref: LUT317125 - 0003