







### Property Description

This Five Bedroom Semi Detached House Situated In The Popular Richmond Hill Area of Luton, This Is Perfect Home For Growing Families Home. Also Within Easy Reach To London Luton Airport, Junction 10 of the M1 Motorway and Mainline Train Station.

This property briefly comprises:- Entrance Hall, Cloakroom, Bedroom 5 / Study, Lounge, Dining Room, Conservatory, Kitchen, Utility Room . The First Floor Consists of Four Bedrooms With Two En - Suites And A Family Bathroom

**\*\*Viewing Advised\*\***

### Entrance

Double glazed door to front.

### Entrance Hall

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

### Utility Room

8' 4" x 9' 8" ( 2.54m x 2.95m )  
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Storage cupboard. Under stairs storage. Double glazed window to front.

### Cloakroom

Fitted with low level wc. Wash hand basin. Radiator. Fully tiled. Double glazed window to front.

### Study / Bedroom Five

10' 3" x 11' 3" ( 3.12m x 3.43m )  
Double glazed window to front. Radiator.

### Open Plan Living / Dining Area

### Living Room

14' 1" x 14' 7" ( 4.29m x 4.45m )  
TV & Telephone point. Gas fire. Radiator. Double glazed window and patio sliding doors to sitting room.

### Dining Room

10' 5" x 11' 3" ( 3.17m x 3.43m )  
Double glazed sliding doors to rear garden. Radiator. Access to kitchen.

### Sitting Room

9' 9" x 12' 3" ( 2.97m x 3.73m )  
Double glazed windows to rear garden. Double glazed sliding patio doors to rear garden. Radiator. TV & Telephone point.

### Kitchen

13' 2" x 7' 7" ( 4.01m x 2.31m )  
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Integrated appliances. Breakfast bar. Cooker hood. Double glazed window to rear. Double glazed patio doors to rear.

### First Floor Landing

Loft access. Airing cupboard.

### Bedroom One

10' 5" x 8' 6" ( 3.17m x 2.59m )  
Double glazed window to rear. Radiator. Built in cupboard. Access to en suite.

### En Suite

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

### Bedroom Two

10' 2" x 8' 3" ( 3.10m x 2.51m )  
Double glazed window to front. Radiator.

## En Suite

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

## Bedroom Three

10' 7" x 14' 7" ( 3.23m x 4.45m )  
Double glazed window to rear. Radiator.

## Bedroom Four

8' 1" x 8' 5" ( 2.46m x 2.57m )  
Double glazed window to front. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin.  
Corner Bath. Shower cubicle. Radiator.  
Double glazed window to front.

## Outside

### Front Garden

Brick paved driveway providing off street  
parking for 4 cars.

### Rear Garden

Paved patio area. Decking. Laid to lawn.

## Garden Room

10' 5" x 14' 7" ( 3.17m x 4.45m )

## Garage

Access via up and over door. Power and light.  
Base units. Stainless steel sink drainer.  
Separate WC. Side access to rear garden.  
Access to kitchen.







**Ground Floor**



**First Floor**



**Outbuilding**

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

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

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: C Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/LUT317242](http://connells.co.uk/Property/LUT317242)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUT317242 - 0007

