



**Connells**

St. Augustine Avenue  
Luton





### Property Description

\*\*\*\*Are you looking for a family home in the SAINTS are of Luton? Want to be close to local schools? Look no further!!!

Located on a popular road in the saints is this THREE bedroom end of terraced home with ample living space.

The area is very popular with growing families as there are schools, shops and transport links within close proximity.

In brief the property comprises of an entrance hall, bay fronted lounge, bright and airy living room/diner with sky lights . The kitchen comprises a range of wall and base units, inset sink unit, space for appliances and Range cooker, tiled flooring and door to the rear garden and shower room. The fully tiled shower room benefiting from a walk in shower cubicle, vanity wash hand basin and WC.

To the first floor there is a landing, two double bedrooms and a family bathroom benefiting from a bath, wash hand basin and WC. With a further bedroom on the second floor.

Externally there is a driveway and a large landscaped rear garden benefiting from laid to lawn and patio area with flower and shrub borders.

## Entrance Hall

## Wet Room

## Lounge

15' 7" x 12' 3" ( 4.75m x 3.73m )

## Dining Room

17' 6" x 15' 5" ( 5.33m x 4.70m )

## Kitchen

7' 3" x 15' 7" ( 2.21m x 4.75m )

## First Floor Landing

## Bedroom One

10' 7" x 10' 7" ( 3.23m x 3.23m )

## Bedroom Two

11' 7" x 10' ( 3.53m x 3.05m )

## Bathroom

## Second Floor Landing

## Bedroom Three

17' x 14' 5" ( 5.18m x 4.39m )

## Outside

## Front Garden

## Rear Garden















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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83-83A George Street  
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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LUT317294](http://connells.co.uk/Property/LUT317294)



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