



Connells

Avondale Road  
Luton



Avondale Road  
Luton LU1 1DJ

for sale  
**£400,000**



### Property Description

We Are Delighted To Offer This 3 Bedroom Extended Property Located In The Heart Of Bury Park. This Property Is Located Within Walking Distance Of All Local Amenities and Mainline Train Station. The Property Benefits From: Entrance Hall, 3 Good Size Reception Rooms, Kitchen an Downstairs Bathroom, Three Double Bedrooms and Upstairs Shower Room. Call to arrange a viewing today 01582 450999

### Bedroom Three

12' 8" x 10' 2" ( 3.86m x 3.10m )

### Bathroom

### Outside

### Rear Garden

### Outbuilding

8' 3" x 6' 1" ( 2.51m x 1.85m )

### Entrance Porch

### Entrance Hall

### Cloakroom

### Lounge

14' 1" x 12' 4" ( 4.29m x 3.76m )

### Dining Room

12' 2" x 7' 5" ( 3.71m x 2.26m )

### Reception Room

12' 8" x 10' 5" ( 3.86m x 3.17m )

### Kitchen

13' 6" x 16' 5" ( 4.11m x 5.00m )

### Utility Room

7' 9" x 2' 9" ( 2.36m x 0.84m )

### Landing

### Bedroom One

14' 2" x 16' 1" ( 4.32m x 4.90m )

### Bedroom Two

12' 2" x 10' 6" ( 3.71m x 3.20m )















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: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/LUT317611](http://connells.co.uk/Property/LUT317611)



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.

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