





Property Description

This Three Bedroom Semi-Detached Property Situated in the Farley Hill Area of Luton. Ideally Located For a Wide Range Of Local Services, Schools, Shops and Amenities, As Well As Offering Easy Access To Transport Links Via M1 Jct 10 and Luton Station. This Family Home Benefits From an Entrance Hall, Through Lounge Diner, Kitchen And To The First Floor We have Three Bedrooms And a Family Bathroom. Externally Front & Rear Gardens, Off Road Parking and has Potential to Extend STPP.

Entrance Hall

Door to front. Radiator. Under stairs storage.

Lounge

20' x 11' 9" (6.10m x 3.58m)

Double glazed window to front. Gas fire. Double glazed patio doors to rear.

Kitchen

10' x 9' 9" (3.05m x 2.97m)

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

Landing

Double glazed window to side.

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

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

Bedroom Two

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

Double glazed window to rear. Radiator. Storage cupboards.

Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)

Double glazed window to front. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Fully tiled. Radiator. Double glazed window to rear.

Outside

Outbuilding

Washroom:

Fitted with low level wc. Shower cubicle. Fully tiled.

Utility Area:

Plumbing and space for appliances. Storage cupboard. Access to rear.

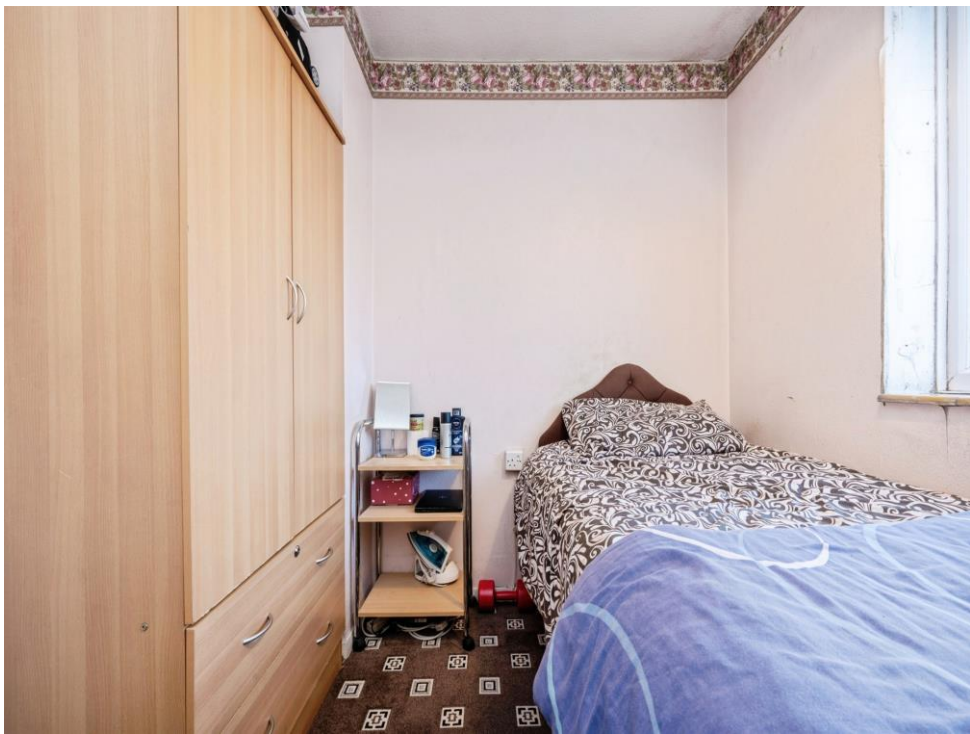
Front Garden

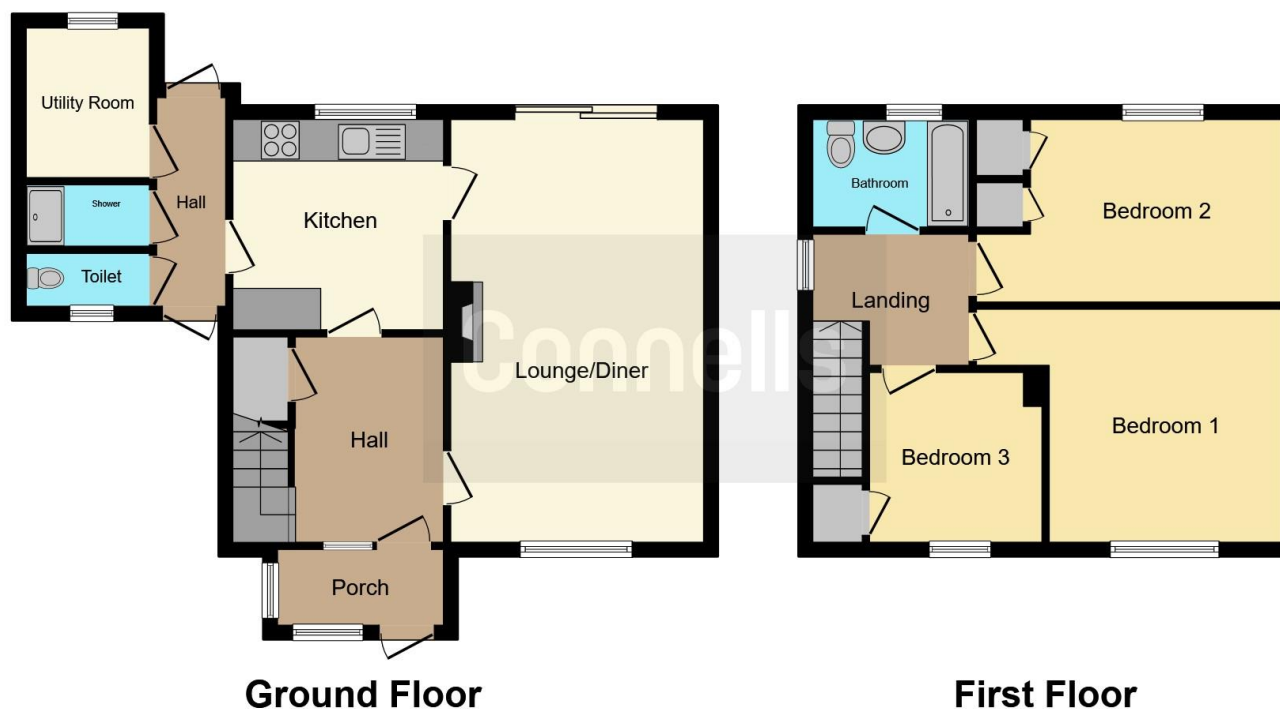
Laid to lawn. Off street parking.

Rear Garden

Enclosed by panelled fencing. Laid to lawn.
Paved patio area.







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

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUT317664



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUT317664 - 0002