



Connells

West Hill Road
Luton

West Hill Road
Luton LU1 3LZ

for sale
£490,000



Property Description

An Impressive Five Bedroom Semi - Detached Family Home Situated On The Sought After Road of West Hill Road With Has Amazing Views Overlooking Memorial Park. West Hill Is In An Excellent Location, Within Walking Distance Of The Mainline Train Station And With Easy Access To The M1 and London Luton Airport. Harpenden and St Albans Are Just a Short Drive Away, as Is The Beautiful Hertfordshire and South Bedfordshire Countryside This Extended Property Has an Entrance Hall, Lounge, Spacious Open Plan Kitchen Diner, Bedroom 5 With En - Suite And To The First Floor You have Three Good Size Bedrooms And A Family Bathroom and Finally a Very Large Bedroom On The Top Floor, Outside There Is Off Street Parking And To The Rear there is a Decking Area Along With a Lawn area. Viewing is recommended to appreciate this family home.

Entrance

Entrance Hall

Double glazed window and door to front. Stairs rising to first floor. Storage cupboard.

Living Room

15' 4" x 11' 9" (4.67m x 3.58m)

Double glazed bay window to front. Electric fire place. TV and Telephone point.

Office/Bedroom Five

11' 8" x 8' 3" (3.56m x 2.51m)

Double glazed window to front. Radiator. Access to shower room.

Shower Room

Fitted with low level wc. Wash hand base. Walk in shower. Fully tiled. Double glazed window to rear.

Dining Room

14' 5" x 11' 5" (4.39m x 3.48m)

Double glazed windows and patio doors to rear. Access to kitchen.

Kitchen

12' 7" x 9' 4" (3.84m x 2.84m)

Fitted with wall and base units. Sink drainer. Work surfaces. Range cooker. Extractor fan. Plumbing and space for appliances. Partly tiled. Double glazed windows to rear.

First Floor Landing

Stairs rising from entrance hall. Double glazed window to side.

Bedroom One

15' 4" x 12' 2" (4.67m x 3.71m)

Double glazed bay window to front. Radiator

Bedroom Two

14' x 10' 6" (4.27m x 3.20m)

Double glazed window to rear. Radiator

Bedroom Four

9' 1" x 8' (2.77m x 2.44m)

Double glazed window to rear. Radiator

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Heated towel rail. Fully tiled.

Second Floor Landing

Stairs rising from first floor. Storage cupboard.

Bedroom Three

15' 5" x 12' 2" (4.70m x 3.71m)

Double glazed window to rear. Radiator.

Outside

Front Garden

Brick paved for off street parking. Gravelled area. Flower and shrub border.

Rear Garden

Enclosed by panelled fencing, Decking area. Gravelled area. Mainly laid to lawn. Storage shed.









Ground Floor



First Floor



Second Floor

Total floor area 146.4 m² (1,575 sq.ft.) approx

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.propertybox.io

Connells

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83-83A George Street
LUTON LU1 2AT

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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Property Ref: LUT317768 - 0002