



**Connells**

Winsdon Road  
Luton



## Property Description

Connells Are Pleased To Offer This Very Well Presented Four / Five Bedroom Traditional Detached Property Situated Within Walking Distance To The Town Centre. This Property Would Be a Perfect Option Either For A Large Family Home Or Someone Looking For A Potential HMO As It Is A Small Distance To The Mainline Train Station. The Property has Traditional High Ceilings And Good Size Rooms Throughout Internally the Property benefits from a Lounge, Dining Room/ Bedroom 5, Kitchen, Shower Room and Four Double Bedrooms and A Family Bathroom to the First Floor. Externally the Property has a Rear Garden and a Garage,

### Entrance Hall

Double glazed door to front. Radiator.

### Shower Room

Fitted with low level wc. Wash hand basin. Shower cubicle. Extractor fan. Radiator. Partly tiled. Double glazed window to side.

### Lounge

12' 3" x 23' 3" ( 3.73m x 7.09m )  
Double glazed window to front. Radiator. TV and Telephone point. Storage cupboard.

### Reception Room

10' 9" x 9' 3" ( 3.28m x 2.82m )  
Double glazed window to rear. Radiator.

### Kitchen

5' 9" x 12' 7" ( 1.75m x 3.84m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Electric oven. Gas hob. Boiler. Radiator. Double glazed window to rear.

### Landing

### Bedroom One

9' 4" x 12' 4" ( 2.84m x 3.76m )  
Double glazed window to front. Radiator. Storage cupboard. TV and Telephone point.

### Bedroom Two

13' 5" x 9' 1" ( 4.09m x 2.77m )  
Double glazed window to front. Radiator. Storage cupboard.

### Bedroom Three

14' 2" x 9' 3" ( 4.32m x 2.82m )  
Double glazed window to rear. Radiator.

### Bedroom Four

12' 8" x 8' 4" ( 3.86m x 2.54m )  
Double glazed window to rear. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Shaver point. Radiator.

## Outside

### Rear Garden

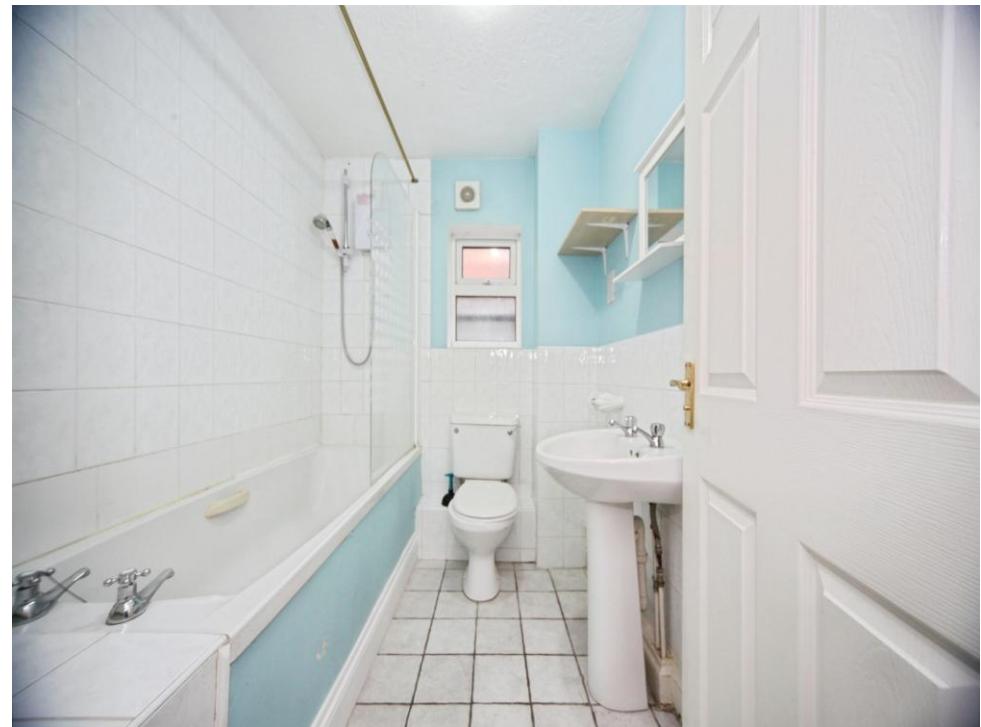
Paved patio area. Laid to lawn

### Outbuilding

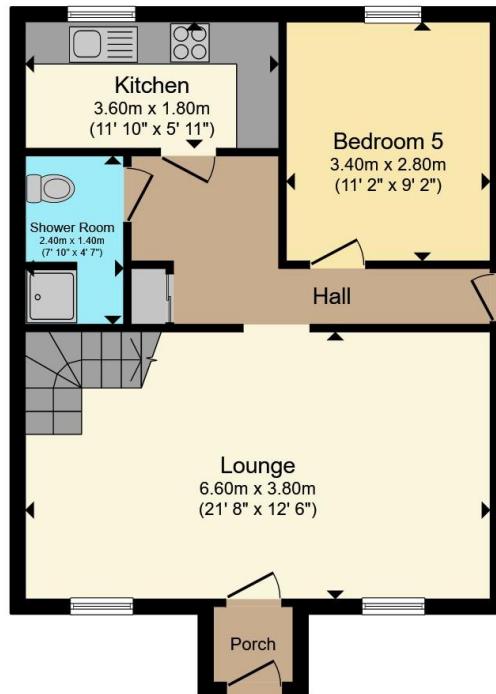
15' 4" x 9' 8" ( 4.67m x 2.95m )

Double glazed door to front. Power and lighting.

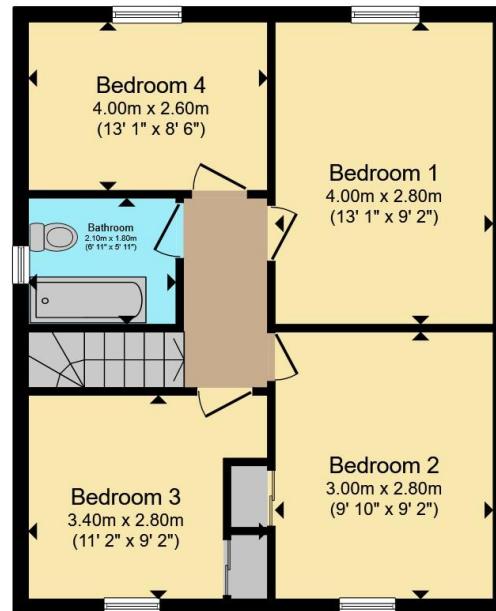








**Ground Floor**



**First Floor**

Total floor area 109.6 m<sup>2</sup> (1,179 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT317826](http://connells.co.uk/Property/LUT317826)**



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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