



Connells

Elmtree Avenue
Cockernhoe Luton



Property Description

This stunning three / four-bedroom semi-detached home is located in the sought after village of Cockernhoe on Elmtree Avenue.

Upon entering, you are welcomed into a spacious hallway leading to a modern shower room, and a versatile downstairs room that could easily be used as a fourth bedroom, home office, or playroom - ideal for growing families or multi-functional living. The extended open-plan lounge and kitchen/diner offer ample space for family gatherings and entertaining.

Upstairs, the property features three generously sized bedrooms, each large enough to fit double beds. A modern family bathroom completes the upper floor.

Externally, the home offers ample off-street parking and a spacious rear garden, perfect for children to play and for outdoor dining. The property enjoys a scenic outlook with views over an open green and is just a short two-minute walk to Cockernhoe Primary School and the local park, making it an excellent choice for families.

In terms of location, the home provides superb connectivity. Junction 10 of the M1 motorway, Parkway Thameslink train station, and London Luton Airport are all within easy reach, offering great convenience for commuters. Additionally, the property is within the sought-after catchment area for Hitchin Boys' and Girls' Schools, further enhancing its appeal as a perfect family home.

Entrance Hall

Double glazed door to front. Double glazed window to front. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Extractor fan. Partly tiled.

Radiator. Double glazed window to front.

Lounge

16' 8" x 10' 11" (5.08m x 3.33m)
Double glazed window to rear.
Radiator.

Kitchen

13' 10" x 9' 4" (4.22m x 2.84m)
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas oven. Cooker hood. Plumbing and space for appliances. Combi boiler. Radiator. Loft access. Double glazed window to front. Double glazed bi folding door to rear.

Landing

Double glazed window to front. Loft access. Loft ladder. Fully boarded.

Bedroom One

14' x 9' 10" (4.27m x 3.00m)
Double glazed window to rear.
Radiator. Built in cupboard.

Bedroom Two

9' 11" x 10' 11" (3.02m x 3.33m)
Double glazed window to rear.
Radiator. Built in cupboard.

Bedroom Three

6' 5" x 10' 10" (1.96m x 3.30m)
Double glazed window to rear.
Radiator.

Bathroom

Low level wc. Wash hand basin. Bath with mixer taps. Electric shower. Extractor fan. Double glazed window to front.

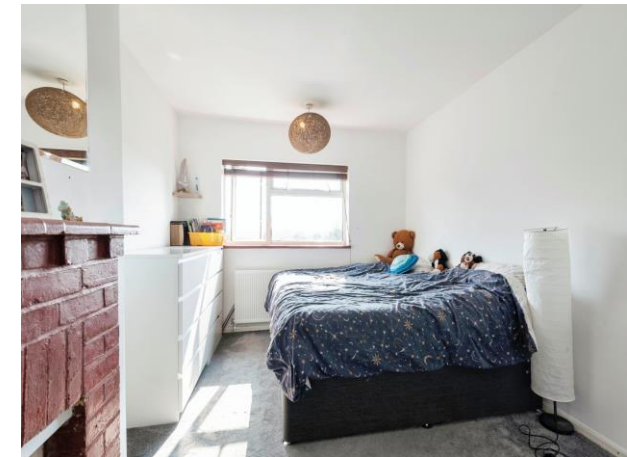
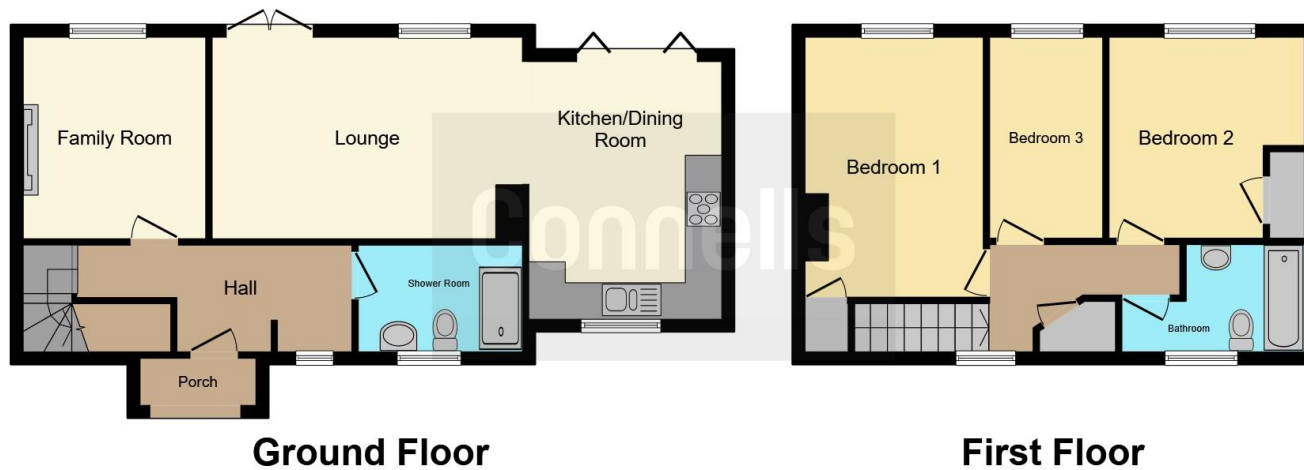
Outside

Front Garden

Rear Garden

Patio area. Laid to lawn.





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

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EPC Rating: C

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Tenure: Freehold



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