



Connells

Peartree Road
Luton

Peartree Road
Luton LU2 8BA

for sale offers in excess of
£280,000



Property Description

Briefly comprising of; hallway, lounge, kitchen/diner and conservatory downstairs. Upstairs are two double bedrooms and bathroom located off the landing.

The rear is laid mostly to lawn and holds a garage at the rear, assessable through a private road.

The front is a block paved driveway adequate for two cars.

The area holds its reputation for its desired schools including; Putteridge Primary School & Putteridge High School, as well as Someries Infant School and Early Childhood Education Centre & Someries Junior School. Surrounded by a number of parades of shops including; Jansel House and Wigmore Lane. A little further is Asda supermarket and Wigmore Park District Centre.

Luton Mainline Railway Station is situated just over 1.5 miles from the residence and Luton Airport Parkway under 2 miles.

Luton Airport is around a 10 minute drive as is Junction 10 of the M1.

This makes the perfect first time purchase with potential to extend (STPP).

Call now to view!

Entrance

Double glazed door to front.

Entrance Hall

Stairs rising to first floor.

Lounge

13' 2" x 11' 2" (4.01m x 3.40m)

Double glazed bay window to front. Radiator. Under stairs storage cupboard.

Kitchen

11' x 13' 2" (3.35m x 4.01m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Combi boiler. Plumbing and space for appliances. Radiator. Double glazed window to rear. Double glazed door to rear.

Conservatory

11' 6" x 9' 6" (3.51m x 2.90m)

Double glazed windows to rear. Double glazed side door to rear.

Landing

Loft access.

Bedroom One

10' 7" x 11' 9" (3.23m x 3.58m)

Double glazed window to front. Radiator.

Bedroom Two

11' 1" x 8' 7" (3.38m x 2.62m)

Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with shower attachment. Heated towel rail. Partly tile. Double glazed window to rear.

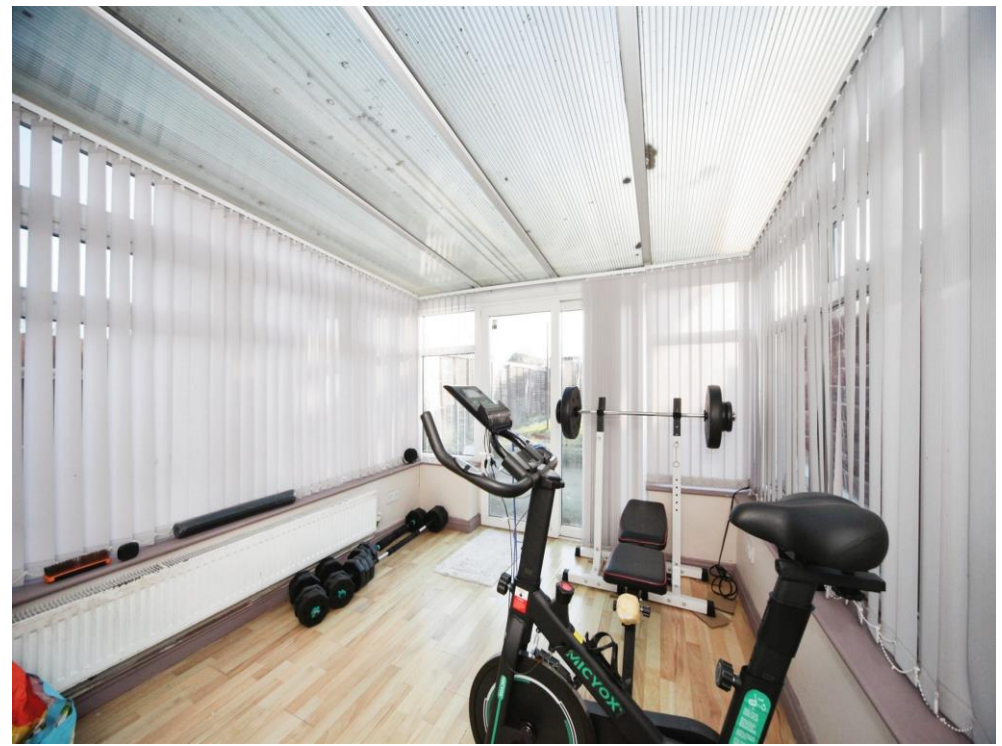
Outside

Front Garden

Off Street Parking for Two Cars

Rear Garden

Garage





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

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EPC Rating: C

view this property online connells.co.uk/Property/STP307758



Tenure: Freehold



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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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