

for sale

offers over **£400,000** Freehold



Gardenia Avenue Luton LU3 2NS

- Energy Rating: C
- Three bedrooms
- Detached
- Off road parking
- Icknield school catchments



Property Details

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc. Extractor fan. Fully tiled. Radiator.

Lounge/diner 21' 4" x 11' 2" (6.50m x 3.40m)

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Radiator.

Kitchen 16' 10" x 15' 5" (5.13m x 4.70m)

Double glazed window to rear aspect. Double glazed patio door and window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric induction hob with electric oven. Cooker hood over. Integrated fridge/freezer, dishwasher and washing machine.

Bedroom One 18' 11" x 13' 7" (5.77m x 4.14m)

Double glazed Velux window to front and rear aspects. Walk in wardrobe. Radiator.

En Suite

Double glazed Velux window to rear aspect. Suite comprising bath with mixer taps, shower cubicle, wash hand basin and low level wc. Part tiled. Extractor fan. Radiator.

Bedroom Two 11' 4" x 10' 10" (3.45m x 3.30m)

Double glazed window to front aspect. Radiator.

Bedroom Three 11' 3" x 10' (3.43m x 3.05m)

Double glazed window to side aspect. Radiator.

Front Garden

Block paved providing off road parking.

Rear Garden

Laid to lawn with a patio area. Shed.





To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Freehold

EPC Rating: C

Property Ref: LGR309845 - 0005

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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