

for sale

offers in excess of **£350,000** Freehold



Florence Avenue Luton LU3 3BZ

Connells Leagrave present an extended three bedroom semi detached property located in the sought after Sundon park area. Florence Avenue briefly comprises of an entrance hall, double bedroom, open plan lounge/diner, family bathroom and kitchen area. The upper floor contains two bedrooms.

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Property Details

Entrance Hall

Double glazed window and door to front aspect.

Lounge 13' 11" x 10' 11" (4.24m x 3.33m)

Television point. Gas fire. Radiator.

Dining Room 16' 3" x 9' 7" (4.95m x 2.92m)

Double glazed floor to ceiling window to rear aspect. Double glazed window and door to side aspect. Radiator.

Kitchen 10' 2" x 8' 1" (3.10m x 2.46m)

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a dishwasher and washing machine. Space for a freestanding gas oven. Cooker hood over. Combi boiler.

First Floor Landing

Double glazed window to front aspect. Loft access.

Bedroom One 10' 3" x 9' 3" (3.12m x 2.82m)

Double glazed window to rear aspect. Built in wardrobe. Television point. Radiator.

Bedroom Two 15' 11" x 9' 11" (4.85m x 3.02m)

Double glazed window to front aspect. Radiator.

Bedroom Three 9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath

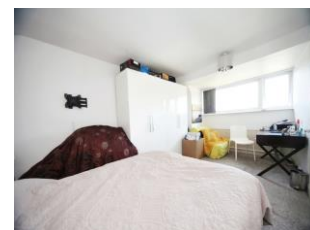
with mixer taps, shower attachment, wash hand basin and low level wc. Heated towel rail.

Front Garden

Off road parking. Laid to lawn area.

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: D

Property Ref: LGR310909 - 0003

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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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