



Connells

Wentworth Avenue
Luton



Property Description

Connells Leagrave bring to the market a CHAIN FREE CORNER PLOT three bedroom semi detached located off the popular Toddington Road. Wentworth Avenue briefly comprises an entrance hall, spacious kitchen and open lounge diner. The upper floor contains three generously sized bedrooms and family bathroom suite. Externally the property has ample off street parking to the front and side, with a huge rear garden laid to lawn, patio area and potential to extend SSTP.

Locally Wentworth Avenue is located within walking distance to all local amenities and is located within close proximity to all local schools. Just a short drive from Junction 11 and 11a of the M1 makes Wentworth Avenue an ideal location for commuting,

Entrance Hall

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

Lounge/Diner

22' x 12' 4" (6.71m x 3.76m)
Double glazed window to front. Double glazed patio doors to rear aspect. Television point. Open fireplace. Radiator.

Kitchen

12' 8" x 8' 1" (3.86m x 2.46m)
Double glazed door to side aspect. Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a freestanding oven. Plumbing for a washing machine. Space for a fridge/freezer. Combi boiler.

First Floor Landing

Double glazed window to side aspect.



Bedroom One

12' 11" x 12' 9" (3.94m x 3.89m)
Double glazed window to front aspect.
Television point. Radiator.

Bedroom Two

14' 1" x 8' 9" (4.29m x 2.67m)
Double glazed window to rear aspect. Built in cupboard. Radiator. Loft access.

Bedroom Three

9' 11" x 7' 7" (3.02m x 2.31m)
Double glazed window to front aspect.
Radiator.

Bathroom

Double glazed windows to side and rear aspects. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Radiator. Extractor fan.

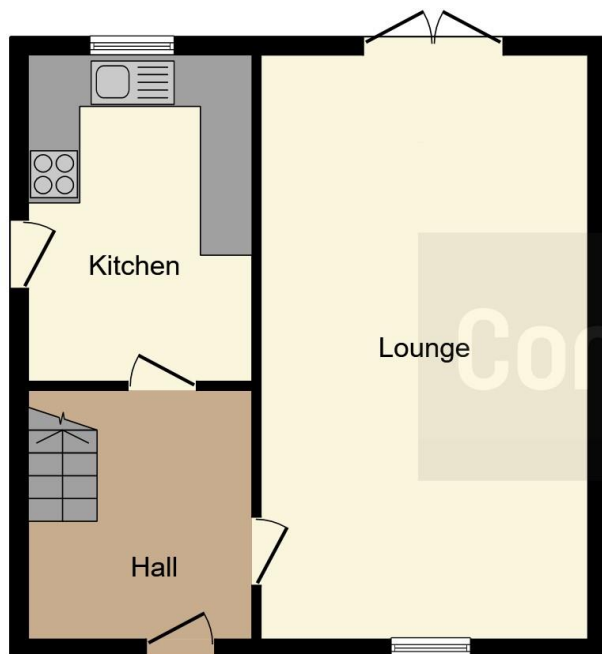
Front Garden

Laid to lawn area. Off road parking.

Rear Garden

Situated on a corner plot, laid to lawn with a patio area. Two brick built outbuildings.





Ground Floor



First Floor

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: D

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Tenure: Freehold



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