

for sale

**£300,000** Freehold



## Helmsley Close Luton LU4 9PD

Connells Leagrave bring to the market a three bedroom property located off the popular Toddington Road. Wentworth Avenue briefly comprises: An entrance hall, cloakroom, lounge, diner, kitchen area, the upper floor contains three generous sized bedrooms and family bathroom suite.



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# Property Details

## Entrance Porch

Double glazed door and window to front aspect.

## Entrance Hall

Double glazed door to front aspect. Radiator.

## Cloakroom

Double glazed window to side aspect. Suite comprising low level wc. Fully tiled. Radiator.

## Lounge 15' 4" x 11' 3" ( 4.67m x 3.43m )

Double glazed window to front aspect. Television point. Gas fire place. Radiator.

## Dining Room 10' 3" x 8' 8" ( 3.12m x 2.64m )

Double glazed patio doors to rear aspect. Radiator.

## Kitchen 12' x 9' 9" ( 3.66m x 2.97m )

Double glazed window to rear aspect. Double glazed window and door 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. Space for a freestanding gas cooker. Plumbing for a washing machine. Space for a fridge/freezer. Extractor fan.

## First Floor Landing

Double glazed window to front aspect. Airing cupboard. Loft access.

## Bedroom One 12' 5" x 10' 5" ( 3.78m x 3.17m )

Double glazed window to front aspect. Radiator.

## Bedroom Two 13' 3" x 8' 5" ( 4.04m x 2.57m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three 9' 10" x 7' 1" ( 3.00m x 2.16m )

Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment and wash hand basin. Fully tiled. Extractor fan. Radiator.

## Front Garden

Laid to lawn with steps to entrance.

## Rear Garden

Laid to lawn with a patio area. Two brick built outbuildings.

## Garage

Single garage situated in a block. Up and over door.



To view this property please contact Connells on

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LUTON LU3 2QQ

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: LGR311370 - 0002

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