



**Connells**

Wauluds Bank Drive  
Luton



# Wauluds Bank Drive Luton LU3 3NF

for sale  
**£350,000**



## Property Description

Connells Leagrave bring to the market a four bedroom mid terraced townhouse. Wauluds Bank Drive briefly comprises an entrance hall, cloakroom, lounge and utility area. The first floor has one bedroom, dining area, kitchen and family wet room. The second floor has three bedrooms and bathroom. Externally the property benefits from off street parking to the front for two vehicles with an electric car charge point. The property also has half of an integral garage space used for storage. To the rear the property benefits from a long rear garden with patio area, laid to lawn, pond and a shed. The rear garden also has extension potential STPP.

## Entrance Hall

Double glazed window and door to front aspect. Radiator.

## Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin.

## Lounge

14' 5" x 13' ( 4.39m x 3.96m )  
Double glazed window and patio doors to rear aspect. Log burner. Television point.

## Utility Room

8' 7" x 5' ( 2.62m x 1.52m )  
Wall and base units with work surfaces over. Space for a fridge/freezer. Plumbing for a washing machine.

## Bedroom Three

9' 3" x 8' 6" ( 2.82m x 2.59m )  
Double glazed window to rear aspect. Radiator. Loft access with loft ladder.

## Dining Room

12' 11" x 10' 3" ( 3.94m x 3.12m )  
Double glazed window to rear aspect. Radiator.

## Kitchen

10' 3" x 7' 6" ( 3.12m x 2.29m )  
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a dishwasher. Space for a freestanding electric oven. Cooker hood.

## Wet Room

Double glazed window to front aspect. Suite comprising electric shower, wash hand basin and low level wc. Extractor fan. Radiator.

## Bedroom Two

10' 4" x 7' 9" ( 3.15m x 2.36m )  
Double glazed window to front aspect. Radiator.

## Bedroom One

10' 4" x 12' 7" ( 3.15m x 3.84m )  
Double glazed window to rear aspect. Radiator.

## Bedroom Four

9' 3" x 8' 6" ( 2.82m x 2.59m )  
Double glazed window to rear aspect. Television point. Radiator.

## Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Radiator.

## Front Garden

Off street parking. Electric car charge point.

## Rear Garden

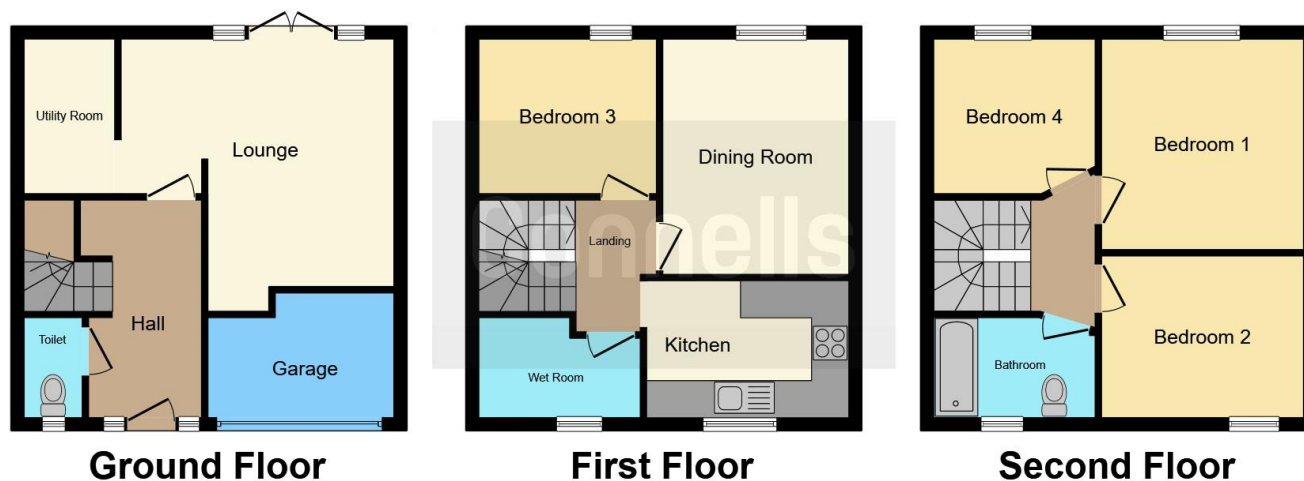
Laid to lawn with a patio area. Pond. Shed.

## Garage

Open out doors. Part converted due to extension.







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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: LGR309520 - 0005