

for sale

**£650,000** Freehold



## The Avenue Luton LU4 9AG

- Energy Rating: D
- 5 Double Bedroom
- 2 Kitchen areas
- Walking distance to train station
- Close to motorway



# Property Details

## Entrance Hall

Double glazed door and window to front aspect. Radiator.

## Cloakroom

Suite comprising low level wc and wash hand basin. Fully tiled.

## Lounge 13' 10" x 11' 11" max ( 4.22m x 3.63m max )

Double glazed window to front aspect. Fire place. Radiator.

## Living Room Two 15' 9" x 10' 10" ( 4.80m x 3.30m )

Double glazed door to side aspect. Double glazed window to front aspect. Stairs leading to first floor. Radiator.

## Kitchen 26' 1" x 18' 1" max ( 7.95m x 5.51m max )

Double glazed sky light and Bi folding doors. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge/freezer. Integrated double oven with gas hob and cooker hood over. Fully tiled floor. Integrated washing machine and dishwasher. Radiator.

## Kitchen Two 14' 11" x 10' 9" ( 4.55m x 3.28m )

Double glazed window and door to rear aspect. Fitted kitchen with wall and base units. Electric oven and hob. Plumbing for a washing machine. Integrated dishwasher. Radiator.

## Bathroom

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

## First Floor Landing

Stairs leading from entrance hall. Loft access.

## Bedroom One 13' 10" x 10' 8" ( 4.22m x 3.25m )

Double glazed window to front aspect. Fitted wardrobe. Radiator.

## Bedroom Two 14' 2" x 9' 9" ( 4.32m x 2.97m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three 11' 3" x 8' ( 3.43m x 2.44m )

Double glazed window to rear aspect. Radiator.

## Bathroom

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

## Bedroom Four 10' 10" x 8' ( 3.30m x 2.44m )

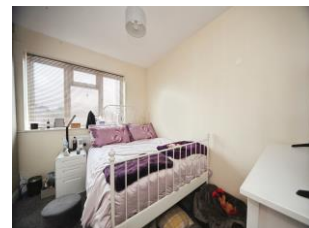
Double glazed window to side aspect. Fitted wardrobes. Radiator.

## Bedroom Five 10' x 8' ( 3.05m x 2.44m )

Double glazed window to rear aspect.

## Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle. Fully tiled. Radiator.



To view this property please contact Connells on

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Property Ref: LGR311513 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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