

for sale

from **£450,000** Freehold



Dawlish Road Luton LU4 9SD

Located in a popular quiet cul de sac just off Beechwood Road Connells offer this larger than average 4 bedroom family home. Dawlish Road is in the popular LU4 area, offering easy access to the M1 junction 11 and Leagrave Train Station, as well as being close to good schools and local amenities. Vie

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Property Details

Entrance Hall

Double glazed door to front aspect. Radiator.

Shower Room

Suite comprising shower cubicle, wash hand basin and low level wc. Tiled. Extractor fan.

Lounge 15' 3" x 10' 3" (4.65m x 3.12m)

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

Dining Room 9' 9" x 9' 2" max (2.97m x 2.79m max)

Double glazed window to side aspect. Radiator. Combi boiler.

Kitchen 9' 6" x 9' 1" (2.90m x 2.77m)

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. Part tiling. Electric oven with gas hob. Integrated dishwasher. Plumbing for a washing machine. Space for a fridge/freezer. Under floor heating. Radiator.

First Floor Landing

Stairs leading from entrance hall.

Bedroom One 12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed windows to front and rear aspects. Radiator.

En Suite

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Radiator.

Bedroom Two 9' 5" x 9' 3" (2.87m x 2.82m)

Double glazed window to side aspect. Loft access.

Bedroom Three 13' 8" x 8' 8" (4.17m x 2.64m)

Double glazed window to rear aspect. Radiator.

Bedroom Four 10' x 7' 9" (3.05m x 2.36m)

Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

Driveway providing off road parking for up to three vehicles.

Rear Garden

Laid to lawn with a decking area.

Garage

Single garage with up and over door. Power and light supply.



To view this property please contact Connells on

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LUTON LU3 2QQ

Property Ref: LGR311545 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: D

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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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