

Connells

Gilderdale Luton

Gilderdale Luton LU4 9NB







Property Description

Connells Leagrave present a three bedroom semi detached property located off the sought after Toddington Road. Gilderdale briefly comprises an entrance hall, lounge, diner, kitchen area. The upper floor contains three bedrooms and family bathroom suite.

Externally the property benefits from off street parking, the rear garden is a blend of patio and laid to lawn area.

Entrance Hall

Door to front aspect. Radiator.

Lounge

14' 9" x 14' 5" (4.50m x 4.39m) Window to front aspect. Gas fire place. Radiator.

Dining Room

10' 1" x 8' 6" (3.07m x 2.59m) Double glazed patio doors to rear aspect. Radiator.

Kitchen

10' 1" x 6' 7" (3.07m x 2.01m)

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 fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over.

First Floor Landing

Airing cupboard housing boiler. Loft access.

Bedroom One

14' 9" max x 8' 7" plus door recess (4.50m max x 2.62m plus door recess)
Window to front aspect. Fitted wardrobes.
Built in cupboard. Radiator.

Bedroom Two

9' 1" x 7' 4" (2.77m x 2.24m) Window to rear aspect. Radiator.

Bedroom Three

7' 7" x 7' 2" (2.31m x 2.18m) Window to rear aspect. Radiator.

Bathroom

Window to side aspect. Suite comprising bath with mixer taps and electric shower, wash hand basin and low level wc. Part tiled. Radiator.

Rear Garden

Laid to lawn with a patio area. Shed.

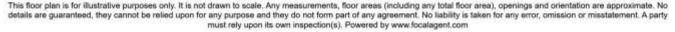
Parking

Off street parking.









To view this property please contact Connells on

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185 Marsh Road Leagrave LUTON LU3 2QQ

EPC Rating: C Council Tax Band: C

view this property online connells.co.uk/Property/LGR312005





Tenure: Freehold





^{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.

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