



Connells
CONNELLS.CO.UK 01525 799 101
FOR SALE

Connells

Old School Walk
Slip End Luton



Property Description

Connells are delighted to bring to market this ideal family home located within Slip End with tremendous transport links and easy access to all amenities. Boasting two allocated parking spaces and just a few minutes walk from an excellent primary school!

Accommodation comprises of a large lounge and a recently refitted fitted kitchen/ diner overlooking the rear garden on the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens, the rear being a superb size. Behind the rear garden there are two allocated parking spaces.

Slip end is a small village with a local shop as well as two pubs and eateries. Ideally located being a short distance from the towns of Dunstable. Luton and Harpenden. It provides excellent M1 access with J10 a short drive away. Luton airport parkway is the nearest train station.

Call today to secure viewing - this property will not around long!

Entrance Hall

Radiator, Wood laminate flooring, door to lounge and stairs to first floor landing.

Lounge

17' 2" narrowing to x 10' 2" (5.23m narrowing to x 3.10m)

Double glazed window to front aspect, wood laminate flooring, radiator, fireplace.

Kitchen/ Diner

9' 4" narrowing to x 13' 5" (2.84m narrowing to x 4.09m)

Luxury vinyl floor tiles, double glazed window to rear aspect. door leading to garden, range of wall and base units, electric oven and induction hob, extractor hob, sink with drainer, integrated dishwasher, space and plumbing for washing machine, space for fridge/ freezer in cupboard, radiator.

First Floor Landing

Master Bedroom

9' 3" narrowing to x 13' 5" (2.82m narrowing to x 4.09m)

Double glazed window to front aspect, carpeted and radiator.

Bedroom Two

8' 8" narrowing to x 7' 1" (2.64m narrowing to x 2.16m)

Double glazed window to rear aspect, carpeted, radiator.

Bedroom Three

8' 2" narrowing to x 7' 1" (2.49m narrowing to x 2.16m)

Double glazed window to side aspect, carpeted and radiator.

Bathroom

Frosted double glazed window to rear aspect, tiled flooring, wash hand basin with mixer taps, panel enclosed bathtub with shower, low level WC, spotlights and towel rail.

Exterior

Rear Garden

Block paved patio leading onto lawn area. Gated rear access leading onto parking space.

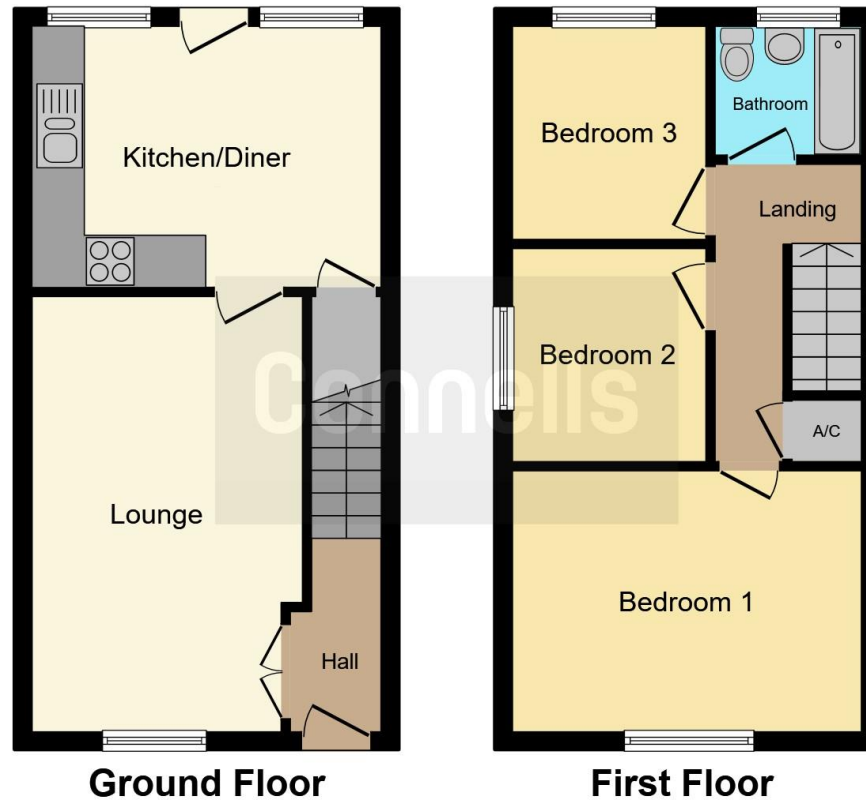
Parking

Allocated parking space to rear.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
 HARPENDEN AL5 2SU

EPC Rating: C

view this property online connells.co.uk/Property/HPN306522

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HPN306522 - 0009