



**Connells**

Elaine Gardens  
Woodside Luton



## Property Description

An extended and deceptively spacious, THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE, which also benefits from a 200' (59m) rear garden that backs onto farmland and is located within a cul de sac in the parish of Woodside, forming part of the village of Caddington, which is close to junction 10 of the M1 and 5.2 miles from Harpenden and 2.9 miles from Luton Town Centre.

The property offers further potential for extension to the side and roof space, subject to obtaining planning consent.

Internal viewing is recommended and strictly by appointment through the vendors agent Connells of Harpenden.

## Front Porch

Obscure double-glazed front door with matching wing window leading to:

## Entrance Hall

Tiled flooring. Stairs leading up to First Floor Landing. Understairs storage cupboards. Wired for wall lights. Double radiator. Doors leading to Lounge, Dining Room and Kitchen.

## Extended Lounge

18' 5" x 11' 4" (5.61m x 3.45m)

Feature fireplace with stone mantle piece and gas coal effect fire (not currently used).

Coved cornices. Double glazed sliding patio door leading to rear garden. Obscure double-glazed window to side. Oak strip Flooring. Radiator. Glazed leaded light doors leading to:

## Dining Room

12' 9" into bay x 11' 11" (3.89m into bay x 3.63m)

Feature fireplace with stone mantle piece and gas coal effect fire (not currently used). Coved cornices. Angle bay with double glazed leaded light windows to front. Obscure double-glazed windows to side. Oak strip flooring. Radiator.

## Kitchen / Breakfast Room

16' 8" max x 15' 3" (5.08m max x 4.65m)

Modern range of fitted wall and floor units with worktop surfaces, matching breakfast bar and tiled splashbacks. Stainless steel single drainer sink unit with mixer tap. Space for gas range and larder style fridge/freezer. Plumbing for washing machine and dishwasher. Double glazed windows and stable door to rear. Larder. Cupboard concealing Potterton Profile gas fired central heating boiler. Radiator. Door leading to:

## Guest Cloakroom

Modern white suite comprising low level WC. Wash hand basin with mixer tap and pop-up waste. Tiled walls and flooring. Radiator. Extractor fan.

## First Floor Landing

Access to boarded loft space with wood laminate flooring, skylight windows to rear and side approached via a pull-down ladder. Obscure double-glazed windows to side. Doors leading to Bedrooms and Family Bathroom.

## Bedroom 1

18' 6" x 9' 10" (5.64m x 3.00m)

Extended room with double glazed windows to rear. Oak strip flooring. Range of mirror fronted sliding wardrobes. Built-in airing cupboard housing hot water cylinder. Radiator.

## Ensuite Bathroom

8' x 7' (2.44m x 2.13m)

Modern white suite comprising tiled panelled bath with mixer tap, Aqualisa shower unit and glazed shower screen. Pedestal wash hand basin with mixer tap and pop-up waste. Heated towel rail. Obscure double-glazed windows to rear.

## Bedroom 2

13' 2" x 9' plus wardrobes (4.01m x 2.74m plus wardrobes)

Angled bay with double glazed leaded light windows to front.

## Bedroom 3

7' x 7' 2" (2.13m x 2.18m)

Double glazed windows to front. Radiator.

## Bathroom

(Currently being used as a Shower Room). Modern suite comprising double shower

cubicle with Matiki height adjustable shower unit. Pedestal wash hand basin with mixer tap and pop-up waste. Low level WC. Obscure replacement double glazed windows to side. Tiled walls and flooring. Chrome heated towel rail. Shaver point.

## Exterior

## Rear Garden

Mature approximately 200' rear garden. Concrete patio leading onto a lawn area with mature flower and shrub borders. Ornamental pond, with rockery and feature waterfall, (requiring a new pond-liner). Various apple trees (both eating and cooking varieties). Greenhouse. External tap and power point. Gated side access.

## Garage

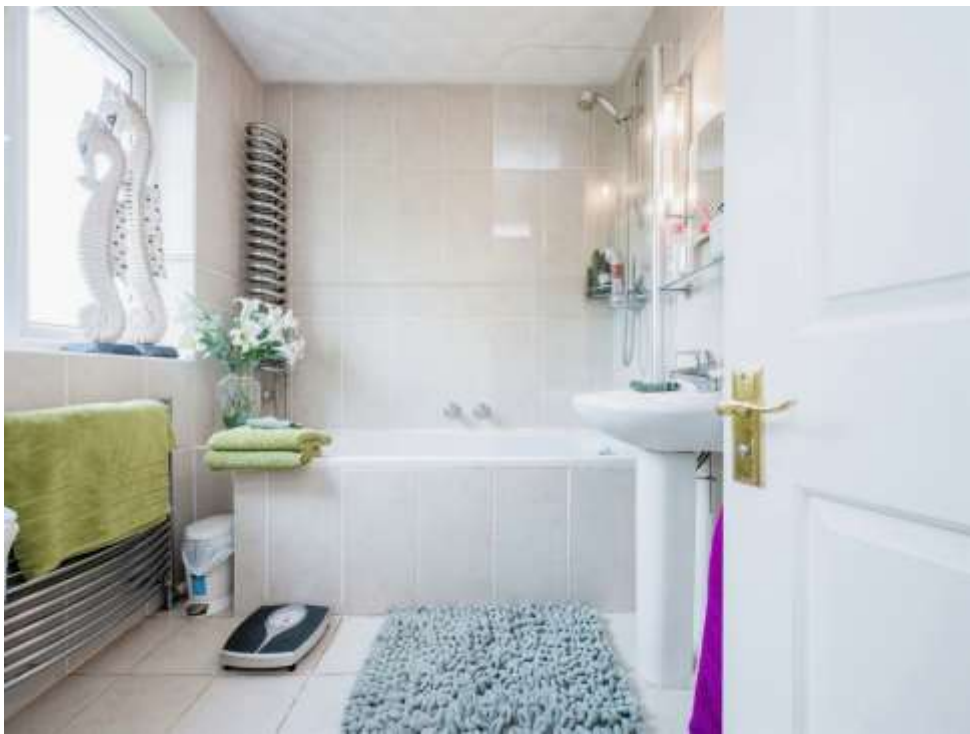
16' 8" x 10' 5" (5.08m x 3.17m)

Power and light. Electric up and over door approached via a block paved own driveway, providing off street parking for up to three cars.

## Local Authority

Central Bedfordshire Council - Council Tax Band D









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)

To view this property please contact Connells on

**T 01582 760 131**  
**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
 HARPENDEN AL5 2SU

**EPC Rating: D**

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Tenure: Freehold



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