



**Connells**

Markyate Road  
Slip End Luton



## Property Description

A beautifully presented **TWO/THREE BEDROOM. TWO BATHROOM CHALET STYLE HOUSE**, which benefits from a larger than average mature rear garden and superb views towards arable farmland to the front. The property is situated within the village of Slip End, close to Slip End Village School and is 4.4 miles from Harpenden Town Centre.

Internal viewing is strictly by appointment through Connells of Harpenden.

## Enclosed Storm Porch

Obscure double glazed front door and wing window. Obscure double glazed door leading to:

## Entrance Hall

Stairs leading up to First Floor Landing with under stairs storage cupboard housing gas and electric meters and circuit board. Coved cornices. Radiator. Oak glazed doors leading to: Lounge/Dining Room, Kitchen and further door leading to Ground Floor Bathroom.

## Lounge / Dining Room

26' 5" x 11' 5" ( 8.05m x 3.48m )

Double glazed bay window to front. Recessed feature gas fireplace. Coved cornices. Engineered oak flooring. Two radiators. Double glazed french doors leading to Conservatory. *(N.B. Part of this room was formerly Bedroom 3 and could be reinstated by inserting an internal wall and door).*

## Conservatory

11' 11" x 6' 5" ( 3.63m x 1.96m )

Double glazed windows to three sides. Wood effect laminate flooring. Double glazed sliding door leading to Rear Garden.

## Kitchen

9' 9" x 9' 8" ( 2.97m x 2.95m )

Stylish Wren fitted Kitchen with contrasting worktops and matching splashbacks, stainless steel single drainer sink unit with mixer taps. Bosch gas four ring hob with cooker hood above and oven below. Integrated dishwasher and fridge/freezer. Built-in microwave. Display cabinet. Double glazed windows overlooking to rear garden. Obscure double glazed door leading to rear garden. Radiator.

## Downstairs Bathroom

Modern white suite comprising panelled bath with mixer tap and hand shower attachment. Low level WC. Wash hand basin with mixer tap. Half tiled walls and tiled flooring. Obscure double glazed windows to side. Radiator. Extractor fan. Laundry cupboard housing plumbing for washing machine and space for tumble dryer above.

## Landing

Obscure double glazed windows to side. Built-in storage cupboard. Doors leading to Bedrooms and Shower Room.

## Bedroom 1

21' 7" x 11' 10" ( 6.58m x 3.61m )

Double aspect room with double glazed windows to rear and also offering superb views across farmland to the front. Radiator.

## Bedroom 2

9' 1" x 8' 3" ( 2.77m x 2.51m )

Double glazed windows to front. Radiator.

## Shower Room

Modern white suite comprising corner shower cubicle with Mira shower unit and height adjustable shower unit. Vanity wash hand basin with mixer tap and pop up waste. Low level WC. Part tiled walls and tiled flooring. Obscure double glazed windows to side. Radiator. Extractor fan.

## Exterior

### Rear Garden

Cotswold stone paved patio leading onto a shaped lawn area with mature flower and shrub borders. Additional paved patio to rear. Timber built potting shed. External tap.

### Garage

23' 4" x 7' 7" ( 7.11m x 2.31m )

Garolla electric garage door approached via own driveway providing off street parking for several cars. Obscure double glazed door to side and double glazed windows to rear.

## 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)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/HPN306577](http://connells.co.uk/Property/HPN306577)**

Tenure: Freehold



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