



Crosslands, Caddington Luton

Connells



Property Description

A beautifully presented 5-bedroom detached family home situated in the popular village of Caddington. The property offers a generous entrance hall, large dual aspect lounge, kitchen and dining room, family room, garden room and cloakroom. There is also a further self-contained annex comprising a bedroom, kitchen and bathroom with a door into the family room and its own personal front door. On the first floor there are four double bedrooms and a family bathroom. To the front of the property is a substantial driveway and side access. To the rear is a generous garden, mainly laid to lawn with a paved patio area ideal for entertaining and sheds to remain.

Entrance Hall

13' 5" x 13' 3" (4.09m x 4.04m)

Window front, stairs ascending to first floor and doors to further accommodation.

Kitchen

10' 4" x 8' 7" (3.15m x 2.62m)

Window to rear, open to dining room and consisting of a range of eye level and base units with contrasting worksurfaces and tiled splash back, with integrated eye level double oven and space for washing machine, dish washer and fridge.

Dining Room

10' 8" x 10' 6" (3.25m x 3.20m)

Good sized dining room with patio doors overlooking the garden and open to living room.

Living Room

20' 8" x 11' 1" (6.30m x 3.38m)

Large 20ft dual aspect lounge with windows to front, patio doors overlooking the garden and feature fireplace

Family Room

10' 1" x 10' 6" (3.07m x 3.20m)

Accessed via the ground floor annex, window to front and patio doors leading into garden room

Garden Room

10' 6" x 10' 1" (3.20m x 3.07m)

Generous garden room with dual aspect windows to rear and side and patio doors leading into garden

Ground Floor Cloakroom

5' 8" x 4' 1" (1.73m x 1.24m)

Accessed via hallway, suite consists of a low-level flush WC and a hand wash basin

Ground Floor Annex

Kitchen Area

8' 11" x 6' 2" (2.72m x 1.88m)

Kitchenette style with a range of eye level and base units, window to side and space for washing machine

Bedroom

14' 9" x 8' 4" (4.50m x 2.54m)

Large double bedroom with window to front

Bathroom

8' 8" x 6' 6" (2.64m x 1.98m)

Good sized bathroom, window to side and consisting of a panel bath, pedestal hand wash basin, low level flush WC and a heated towel rail

First Floor

Bedroom 1

14' 9" x 11' 9" (4.50m x 3.58m)

Large double bedroom with window to front, built in wardrobes and door to ensuite

Ensuite Bathroom

8' 2" x 5' 8" (2.49m x 1.73m)

Window to front, consisting of a panel bath, hand wash basin and a low level flush WC

Bedroom 2

12' 5" x 10' 8" (3.78m x 3.25m)

Good sized double bedroom with window to rear

Bedroom 3

13' 8" x 10' 4" (4.17m x 3.15m)

Another generous double bedroom with window overlooking garden

Bedroom 5

12' 7" x 8' 7" (3.84m x 2.62m)

Good sized double bedroom with window overlooking front

Bathroom

8' 9" x 6' 6" (2.67m x 1.98m)

Window to side, consisting of a panel bath, hand wash basin and a low level flush WC

Outside

to the front of the property is a large brick paved driveway, a range of mature shrubs, a small lawned area and side access gate. To the rear is a generous garden mainly laid to lawn with a paved patio area ideal for entertaining with greenhouse and large shed to remain









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

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: Awaiting

Tenure: Freehold

[check out more properties at connells.co.uk](http://www.connells.co.uk)



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: HPN306639 - 0006