



Connells

Manor Road
Woodside Luton



Property Description

A large 3-bedroom bay-fronted family home situated on a corner plot on popular road in the village of Woodside. The property offers a generous entrance hall, large lounge, dining room, separate kitchen, conservatory, and a ground floor cloakroom. On the first floor there are 3 good sized bedrooms and a family bathroom. Outside offers a large frontage with ample driveway parking for several cars, front garden, double garage, and side access. To the rear and side are good sized gardens mainly laid to lawn. There is potential to extend to the side, rear and into the loft subject to the usual planning constraints. The property is offered on a chain free basis.

Entrance Hall

12' 4" x 5' 9" (3.76m x 1.75m)

Stairs ascending to first floor, windows to front and radiator

Living Room

13' 3" x 12' 2" (4.04m x 3.71m)

Large bay fronted living room with feature open fireplace and radiator

Kitchen

8' 3" x 7' 9" (2.51m x 2.36m)

With window to side and patio door into sun room and consisting of a range of eye level and base units with contrasting worksurfaces and tiled splash back. There is ample space for an oven, washing machine, fridge, and freezer.

Dining Room

12' 1" x 10' 7" (3.68m x 3.23m)

A generous formal dining room with fireplace, patio door leading into sunroom and a radiator

Cloakroom

4' x 2' 8" (1.22m x 0.81m)

A good-sized downstairs cloakroom with window to side, hand wash basin and low level flush WC

Sun Room

19' 3" x 6' 10" (5.87m x 2.08m)

Generous sun room with windows and patio doors overlooking the garden

First Floor

Landing

9' 2" x 8' 7" (2.79m x 2.62m)

Window to side, doors to further accommodation, large storage cupboard and access to loft

Bedroom 1

13' 7" x 12' 4" (4.14m x 3.76m)

A large double bay fronted bedroom overlooking the front of the property, built in wardrobe and radiator

Bedroom 2

11' 7" x 9' 4" (3.53m x 2.84m)

Windows overlooking garden, built in wardrobe and radiator

Bedroom 3

9' 2" x 7' 10" (2.79m x 2.39m)

Generous single bedroom with windows overlooking the garden, boiler and radiator

Family Bathroom

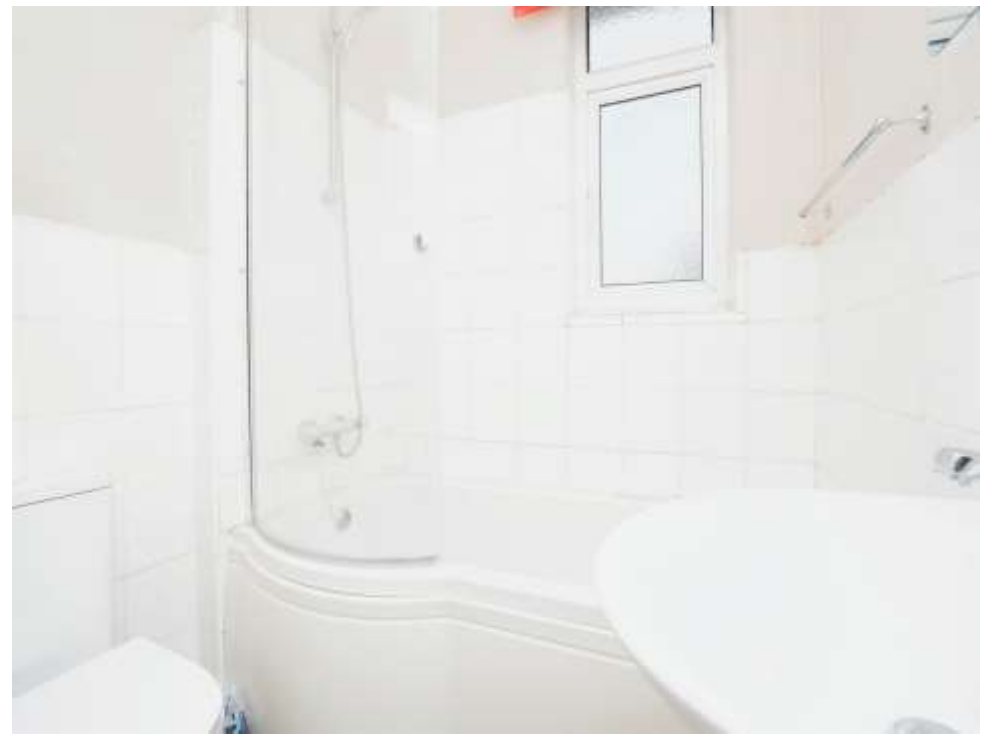
5' 8" x 5' 8" (1.73m x 1.73m)

A good-sized family bathroom with windows overlooking the front, suite consists of a P shaped bath with overhead shower, hand wash basin and low level flush WC

Outside

Outside offers a large frontage with driveway parking, double garage, side garden and rear garden both mainly laid to lawn









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: Awaited

Tenure: Freehold

[check out more properties at connells.co.uk](http://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: HPN306708 - 0002