



**Connells**

Front Street  
Slip End Luton





### Property Description

A well-presented 4-bedroom detached family home situated in a sought-after location in the popular village of Slip End. The property offers a large 18ft lounge, generous kitchen and dining room, 4 good sized bedrooms and a family bathroom. To the front of the property is a gated driveway and front garden. To the rear is a substantial garden, double garage, car port with rest mainly laid to lawn. The property further benefits from being offered chain free and with potential to extend, subject to the usual planning constraints.

### Lounge

18' 2" x 18' (5.54m x 5.49m)

Large square lounge with bay-fronted windows to front, feature exposed brick wall, stairs ascending to first floor and a radiator

### Kitchen & Dining Room

18' 7" x 11' 4" (5.66m x 3.45m)

Generous kitchen and dining room with windows overlooking rear garden and glazed patio door to side. The kitchen consists of a range of eye level and base units with contrasting worksurfaces and splashback and a breakfast bar. Integrated appliances include a fridge freezer, washing machine and dish washer

## First Floor

### Landing

11' 9" x 8' 6" (3.58m x 2.59m)

Window to side, access loft and a storage cupboard

### Bedroom 1

13' 6" x 9' 6" (4.11m x 2.90m)

A large double bedroom with windows overlooking the front of the property, built in wardrobes and a radiator

### Bedroom 2

9' 10" x 8' 3" (3.00m x 2.51m)

Another good-sized bedroom with windows to the front, built in wardrobe and a radiator

### Bedroom 3

9' 5" x 8' 5" (2.87m x 2.57m)

A good-sized bedroom with windows overlooking rear garden, built in wardrobes and a radiator

### Bedroom 4

8' 6" x 8' 5" (2.59m x 2.57m)

Generous single bedroom with windows overlooking rear garden and a radiator

### Family Bathroom

8' 7" x 5' 7" (2.62m x 1.70m)

A good-sized bathroom with windows to side, suite consists of a panel bath with jacuzzi jets, hand wash basin and a low-level flush WC

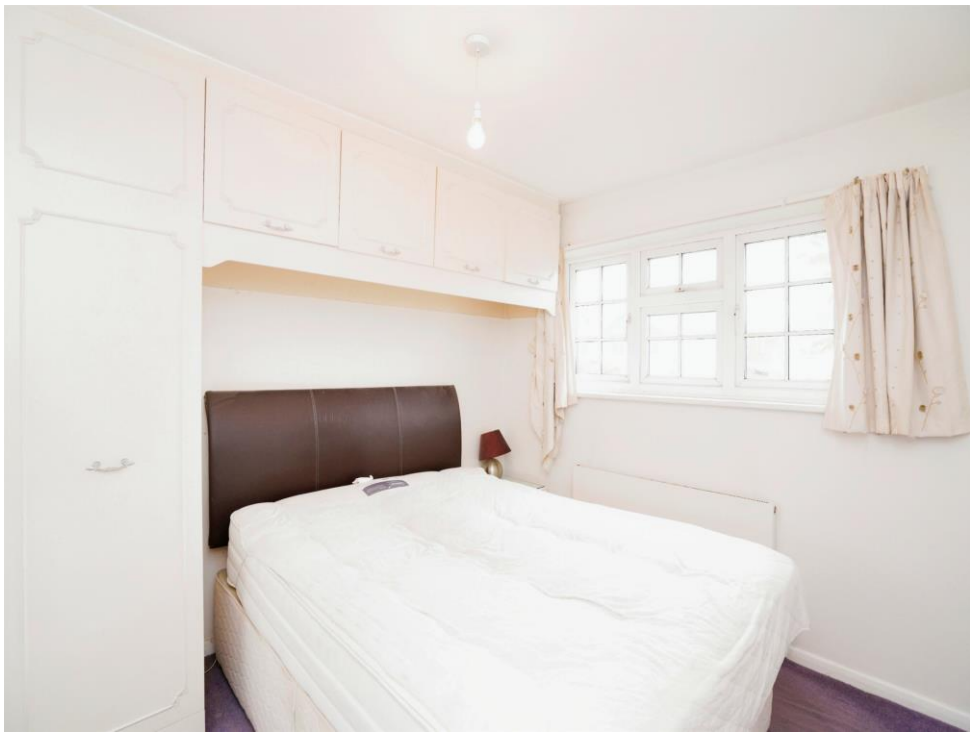
## Outside

To the front of the property is a 5-bar gate leading onto driveway and front garden.

To the rear is a substantial garden with a large double garage and a car port with the rest mainly laid to lawn.



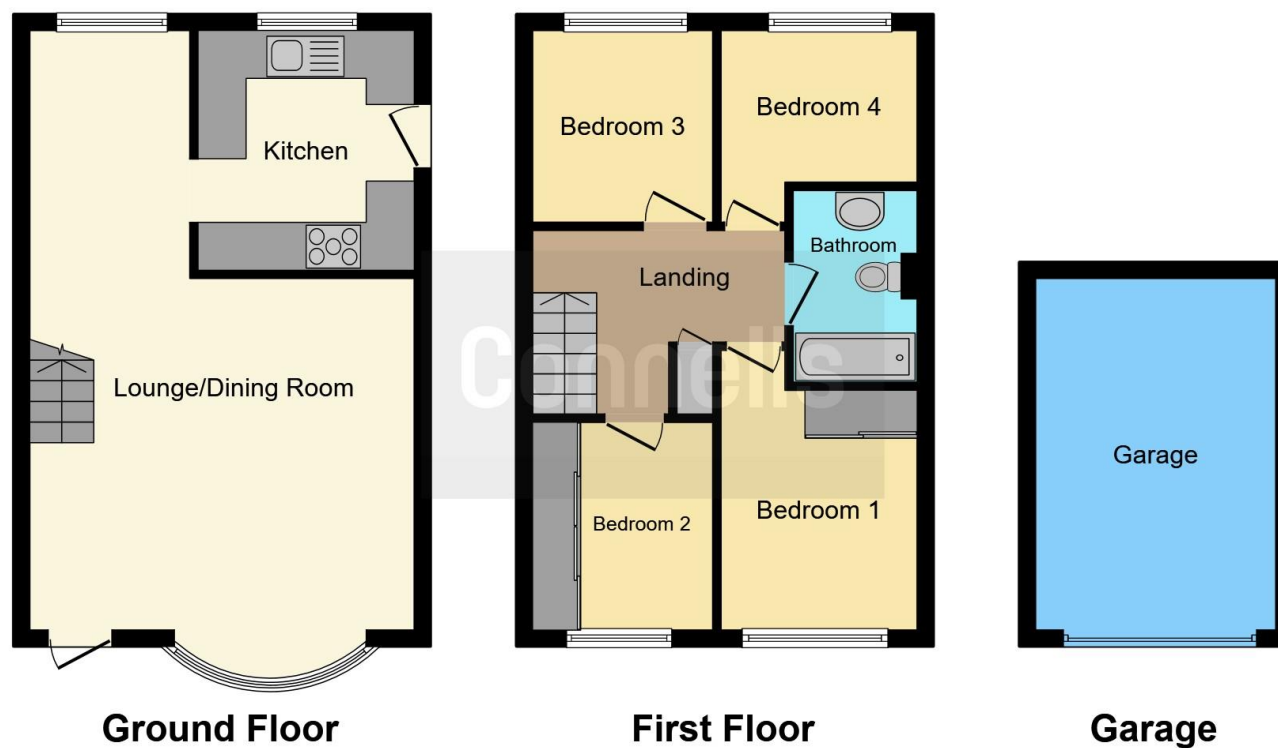












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

50 High Street  
 HARPENDEN AL5 2SU

**EPC Rating: C**

Tenure: Freehold

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