



Elaine Gardens Woodside Luton LU1 4DL

for sale offers in excess of
£550,000



Property Description

A fantastic 3-bedroom link detached family home comprising a lounge, formal dining room, kitchen and breakfast room, utility area and a downstairs cloakroom. On the first floor there are three good sized bedrooms and a family wet room. Outside offers a larger than average garage with car pit, workshop, a private driveway for several vehicles and a stunning southeast facing rear garden with far reaching views. The property is offered on a chain free basis and offers potential to extend to the side, rear and into the loft subject to the usual planning constraints.

The property is located in the semi-rural Hamlet of Woodside, approximately 1 mile from the popular villages of Caddington and Slip End and close local schooling. The train station at Harpenden is only 5 miles away and Junctions 9,10 and 11 of the M1 are within a 10 mins drive offering easy access to north or south.

Entrance Vestibule

Door to entrance hallway.

Entrance Hallway

11' 11" x 5' 10" (3.63m x 1.78m)

Radiator, understairs storage cupboard, stairs to first floor.

Lounge

20' 10" x 10' 6" (6.35m x 3.20m)

Patio doors overlooking the sunny southeast facing garden, York stone fireplace to one wall with fitted gas fire.

Dining Room

12' x 9' 9" (3.66m x 2.97m)

Bay window to front, radiator, tiled fireplace with fitted electric fire.

Kitchen/Breakfast Room

17' 9" x 7' 4" (5.41m x 2.24m)

Window to rear overlooking the garden with far reaching views, extensive range of wall and base units with complimentary work surfaces, space for appliances.

First Floor Landing

Hatch to loft, window to side, radiator.

Bedroom One

12' x 9' (3.66m x 2.74m)

Window to rear with lovely views, fitted his/her wardrobes, radiator.

Bedroom Two

11' 8" x 10' 1" (3.56m x 3.07m)

Bay window to front, vanity wash hand basin, built in wardrobes. Radiator,

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)

Window to rear, radiator.

Wet Room

5' 10" x 5' 9" (1.78m x 1.75m)

Easily converted back to a family bathroom, but currently comprises of a shower area, wash hand basin and a remote control Geberit remote control WC. Heated towel rail, window to front.

Garage/Workshop

21' 6" x 12' 4" (6.55m x 3.76m)

A well-designed purpose-built area with built car pit ideal for a car enthusiasts. Separate cloakroom, and utility area. Workshop measuring 10'8 x 7. Power and light connected.

Outside

The property is approached via brick/block driveway giving off road access for several cars with feature dwarf wall. Up and over door leading to the garage. Side access to the southeast facing rear garden which is a real feature of the property with stunning views. Raised patio area and further area ideal for benefitting from the early evening sun. The formal garden is beautifully stocked with ornamental fishpond.

Garden Room/Study

11' 9" x 7' 7" (3.58m x 2.31m)

Ideal area for working from home with power and light connected.









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