



Connells

The Orchard
Slip End Luton



Property Description

A lovely example of a four double bedroom detached family home, situated within a cul de sac location of only six detached dwellings. Approximately 1400 sq ft in size with an integral garage which could be converted to another family room subject to planning permission. With a 24' lounge/diner, Ensuite to main bedroom, downstairs cloakroom and parking to the front for three cars this is a well-balanced property. Slip End is a popular village with a well-respected local primary school and Luton Airport Parkway Station is only 3.5 miles away for access into London.

Hallway

Wood laminate flooring, radiator, stairs leading to the first floor, cupboard under the stairs with internal door to the garage.

Cloakroom

UPVC Window to the front, radiator, low level WC, wash hand basin.

Lounge/Dining Room

24' 6" x 11' 6" (7.47m x 3.51m)

Window to the rear, UPVC patio door to the rear garden, 2 x radiators, gas coal effect fireplace with marble surround.

Kitchen

15' 7" x 7' 6" (4.75m x 2.29m)

UPVC window to the front, plumbing for washing machine and dishwasher, ceramic tile flooring, door to side access, 2 x radiators, integrated gas hob and double oven.

Conservatory

Victorian style UPVC

Landing

Gallery landing, window to the side and UPVC window to the front, built in storage cupboard and airing cupboard.

Bedroom One

12' 5" x 10' (3.78m x 3.05m)

Window to the rear and radiator

En Suite

Luxury white suite, heated towel rail, power shower, part tiled, window to side and extractor fan.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Window to rear and radiator

Bedroom Three

11' 9" x 10' 5" (3.58m x 3.17m)

UPVC Window to the front and radiator.

Bedroom Four

9' 4" x 9' (2.84m x 2.74m)

UPVC window to front and radiator

Bathroom

White suite, window to side, low level WC, basin and part tiled

Loft Space

With ladder and lightening, part boarded

Rear Garden

Mostly laid to lawn, fully enclosed and gated side access with patio area off conservatory, selection of shrubs and two fruit trees, garden shed

Parking

Block paved parking for 2 cars, plus single area for third car, outside tap and hot water tap.









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

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EPC Rating:
 Awaited

Tenure: Freehold



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