



Connells

Somerles Cottages  
Luton



## Property Description

A 3 bedroom home set in a rural location between Harpenden and Luton, with close proximity to both train stations with direct links to London. The also benefits from outbuilding of workshop and office space.

## Entrance Hall

## W.C

## Kitchen

20' 2" max x 11' 6" max ( 6.15m max x 3.51m max )

Fitted kitchen with wall and base units. Sink and drainer. Integral oven and hob. Work surfaces. Window and doors to garden.

## Lounge

19' x 12' 5" ( 5.79m x 3.78m )

Log burning fireplace. Wood flooring. Doors to conservatory. Window.

## Conservatory

25' 2" x 8' ( 7.67m x 2.44m )

UPVC construction. Overlooking rear garden.

## Bedroom 1

11' 6" x 9' 11" ( 3.51m x 3.02m )

Windows to front and rear.

## Bedroom 2

12' 4" x 8' 5" ( 3.76m x 2.57m )

Window to front.

## Bedroom 3

10' 10" x 8' 10" ( 3.30m x 2.69m )

Window to rear.

## Family Bathroom

Bath with shower over, wash hand basin and WC. Window to rear.

## Garage

## Workshop

12' 9" x 9' 9" ( 3.89m x 2.97m )

## Office

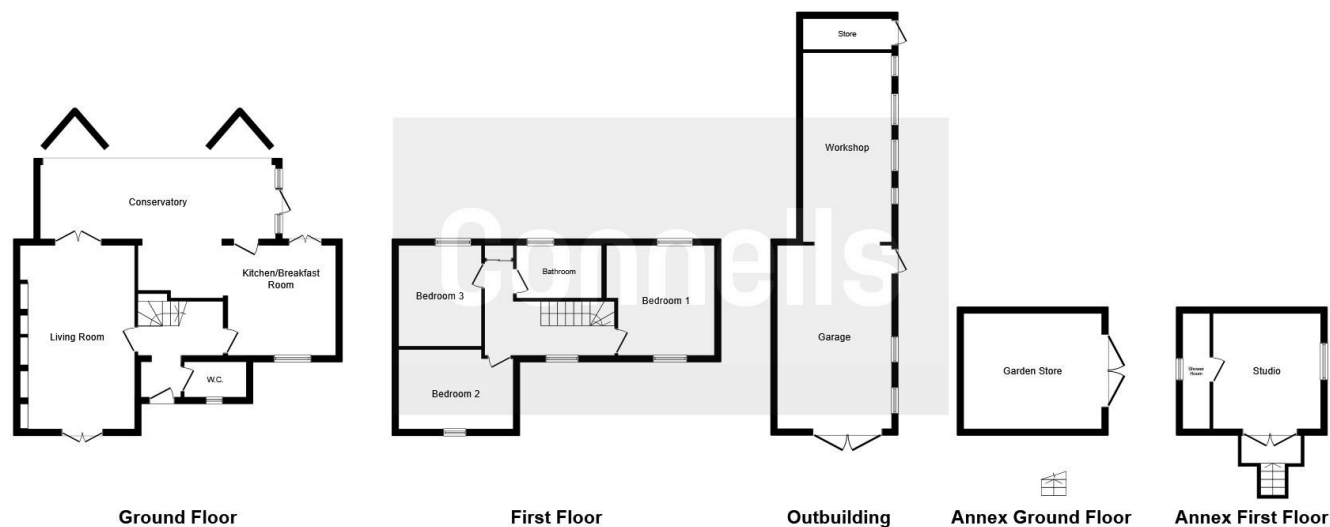
10' 1" x 9' 9" ( 3.07m x 2.97m )

With shower cubicle, wash hand basin and WC. Window.









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).  
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**EPC Rating: D**

Tenure: Freehold

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Property Ref: HPN305676 - 0011