

New to the market with Bradshaws is this spacious and well presented three bedroom semi-detached home in the highly sought-after residential area of Clifford Crescent, Luton. The property features an entrance hall, lounge / dining room, kitchen (with integrated appliances), conservatory, inner lobby, side hall and downstairs bathroom. Upstairs features three good-sized bedrooms.

The front of the property benefits from a driveway for off-road parking and a garage offering ample storage space.

Clifford Crescent is within walking distance to Leagrave mainline railway station and close to Luton & Dunstable hospital and other local amenities. Internal viewings highly recommended to appreciate this stylish family home.

Entrance Porch

Double glazed door to the side. Double glazed windows to the front and side aspects. Wood flooring. Door leading to:

Lounge / Dining Room

Double glazed bow window to the front aspect. Two radiators. Feature fire surround with gas fire as fitted. Wood laminate flooring. Coved ceiling. TV point. Dada rail.



Kitchen

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. Single drainer sink unit. Integrated gas hob with extractor over and integrated eye level oven and grill. Space and plumbing for a washing machine, dishwasher and American style refrigerator / freezer. Radiator. Double glazed windows to the rear and side aspects. Part tiled walls. Wood laminate flooring. Door to the side aspect.



Conservatory

Of timber and brick construction. Flagstone flooring. Door to the side hall.



Inner Lobby

Stairs riding to the first floor accommodation. Large storage cupboard. Double glazed window to the side. Radiator. Wood laminate flooring.

Bathroom

Fitted to comprise a w/c. Wash hand basin and panelled bath with a mixer tap and electric shower. Tiled walls and floor. Inset spot lights to the ceiling. Double glazed windows to the rear and side aspects.



Side Hall

Used by the current vendors as the main entrance for the property with a double glazed composite door to the front aspect. Tiled flooring. Doors leading to the garage, conservatory and inner lobby.



Landing

Providing access to all first floor accommodation with a double glazed window to the front aspect. Fitted carpet and airing cupboard (housing the insulated hot water tank). Hatch to the loft.

Bedroom One

Double glazed window to the front aspect. Radiator. Fitted carpet. TV point.



Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet



Garage

With up and over door. Light and power. Door to the side hall.



Bedroom Three

Double glazed window to the front aspect. Radiator. Fitted carpet.

Rear Garden

An enclosed and well maintained south facing garden stocked with a variety of bushes, shrubs and flowers. Boundary fencing. Garden pond.



To the Front

Garden laid to shingle with flower bed and mature shrubs. Driveway providing off road parking access to the garage.

NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Approximate Gross Internal Area = 140.3 sq m / 1510 sq ft
(Including Garage)

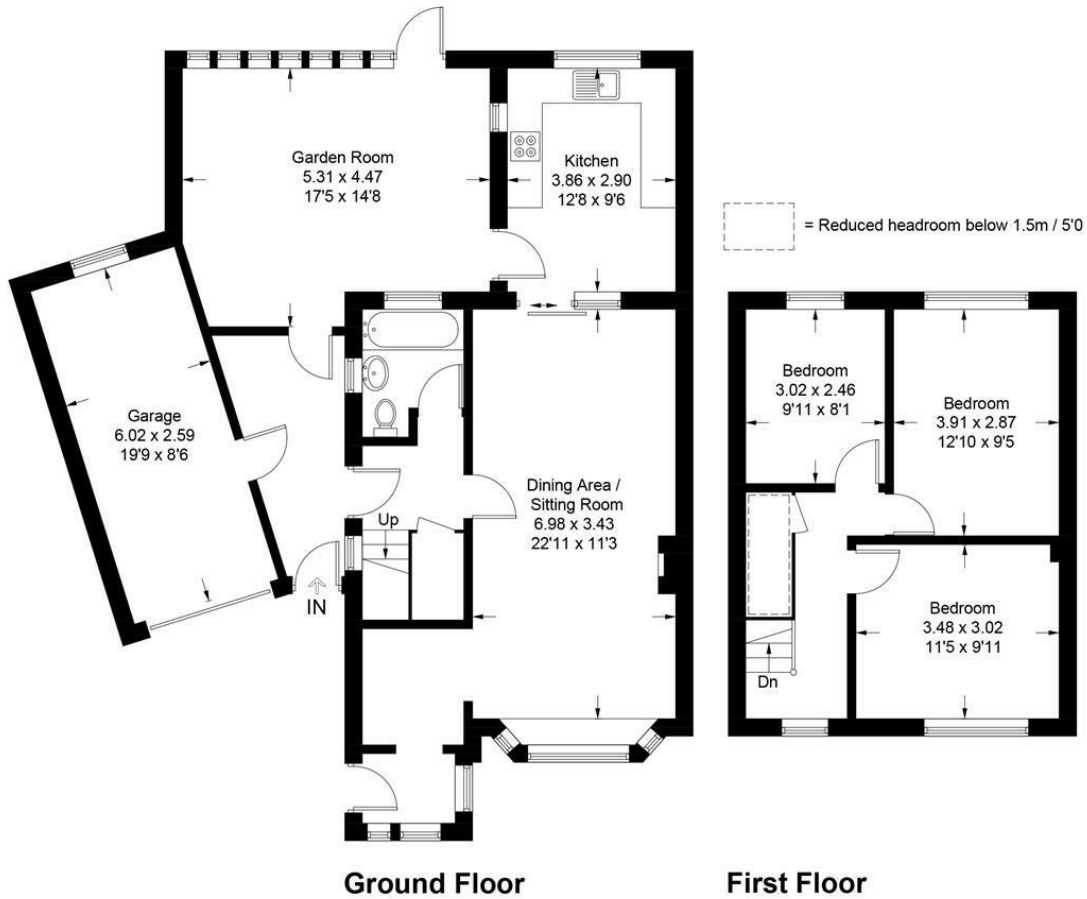


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