

HUNTERS[®]

HERE TO GET *you* THERE



Seymour Road

Luton, LU1 3NW

Offers In Excess Of £450,000



Council Tax:



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Luton, LU1 3NW

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Entrance Hallway

13'3" x 5'10" (4.04m x 1.78m)

Tiled floor, painted walls, radiator;

Living Room

22'1" x 12'5" (6.73m x 3.78m)

Wood flooring, painted walls. Large UPVc Bay Window . Feature fireplace. Radiator;

Dining Room

13'3" x 5'9" (4.04m x 1.75m)

Tiled flooring, painted walls. Double glazed Patio Doors to rear Garden;

Kitchen

11'6" x 8'6" (3.51m x 2.59m)

Vinyl covered floor, painted walls with splash backs. Range of matching Wood wall and base units with Wood work surface. Built in Oven and Hob. Space for washing machine. UPVc window to rear aspect;

Landing

11'10" x 8'3" (3.61m x 2.51m)

Wood effect floor, painted walls. Doors to Bedrooms and Bathroom. Stairs to second floor;

Master Bedroom

12'2" x 12'6" (3.71m x 3.81m)

Wood effect flooring, painted walls. Large UPVc Bay Window. Feature Fireplace. Radiator;

Bedroom Two

12'10" x 10'5" (3.91m x 3.18m)

Carpet flooring, painted walls. Double glazed window to rear aspect;

Bedroom Three

9'0" x 8'1" (2.74m x 2.46m)

Carpet flooring, painted walls. Double glazed window to rear aspect;

Bathroom

6'4" x 5'9" (1.93m x 1.75m)

Tiled walls. Three piece white suite comprising hand basin, panel bath with shower over and low level WC;

Bedroom Four

13'3" x 6'3" (4.04m x 1.91m)

Carpet Flooring, painted walls. Double glazed window to rear aspect;

En-Suite

6'7" x 4'2" (2.01m x 1.27m)

Three piece white suite comprising Low level WC, wash basin and Shower cubicle;

Bedroom Five

13'5" x 7'3" (4.09m x 2.21m)

Carpet Flooring, painted walls. Double glazed window to rear aspect;

En-Suite

7'2" x 4'2" (2.18m x 1.27m)

Three piece white suite comprising Low level WC, wash basin and Shower cubicle;

Front Garden

Single Garage

Steps and Pathway to Front. Gate for side access. Laid to grass with boarders.

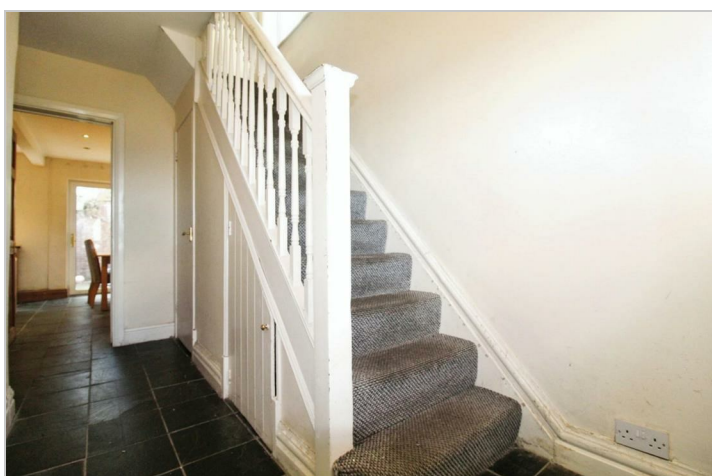
Rear Garden

Courtyard Garden laid to Patio. Side access.

Steps to rear garden, mainly laid to grass with shrub borders extending to 125 feet approximately

Agents Note

We are advised by the vendor that there is access allowed to the rear of the garden which may allow further development subject to usual consents and planning;



Road Map



Hybrid Map



Terrain Map



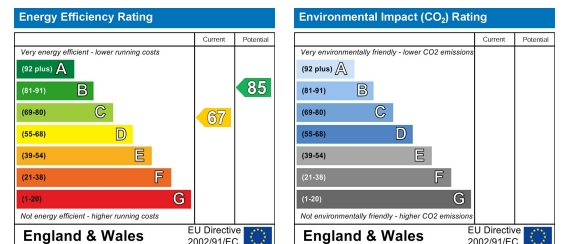
Floor Plan



Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.