



indigo  
residential



10 Florence Avenue, Luton

Luton

£290,000

# 10 Florence Avenue

Luton

\*\*\*CHAIN FREE FAMILY HOME\*\*\*

Located in the SOUGHT AFTER SUNDON PARK benefiting from lounge, dining room, CONSERVATORY, driveway and GARAGE.

## DESCRIPTION:

Internally the property briefly comprises of an entrance porch, entrance hall, lounge with feature fire place and archway leading to the dining room. At the rear there is a 15 ft conservatory with doors opening to the rear garden. The kitchen comprises of a range of wall and base units, inset sink unit, built in oven, hob and extractor and space for all appliances.

To the first floor there are three bedrooms with built in wardrobes to the master and a family bathroom comprising of a bath with shower over, vanity wash hand basin and WC.

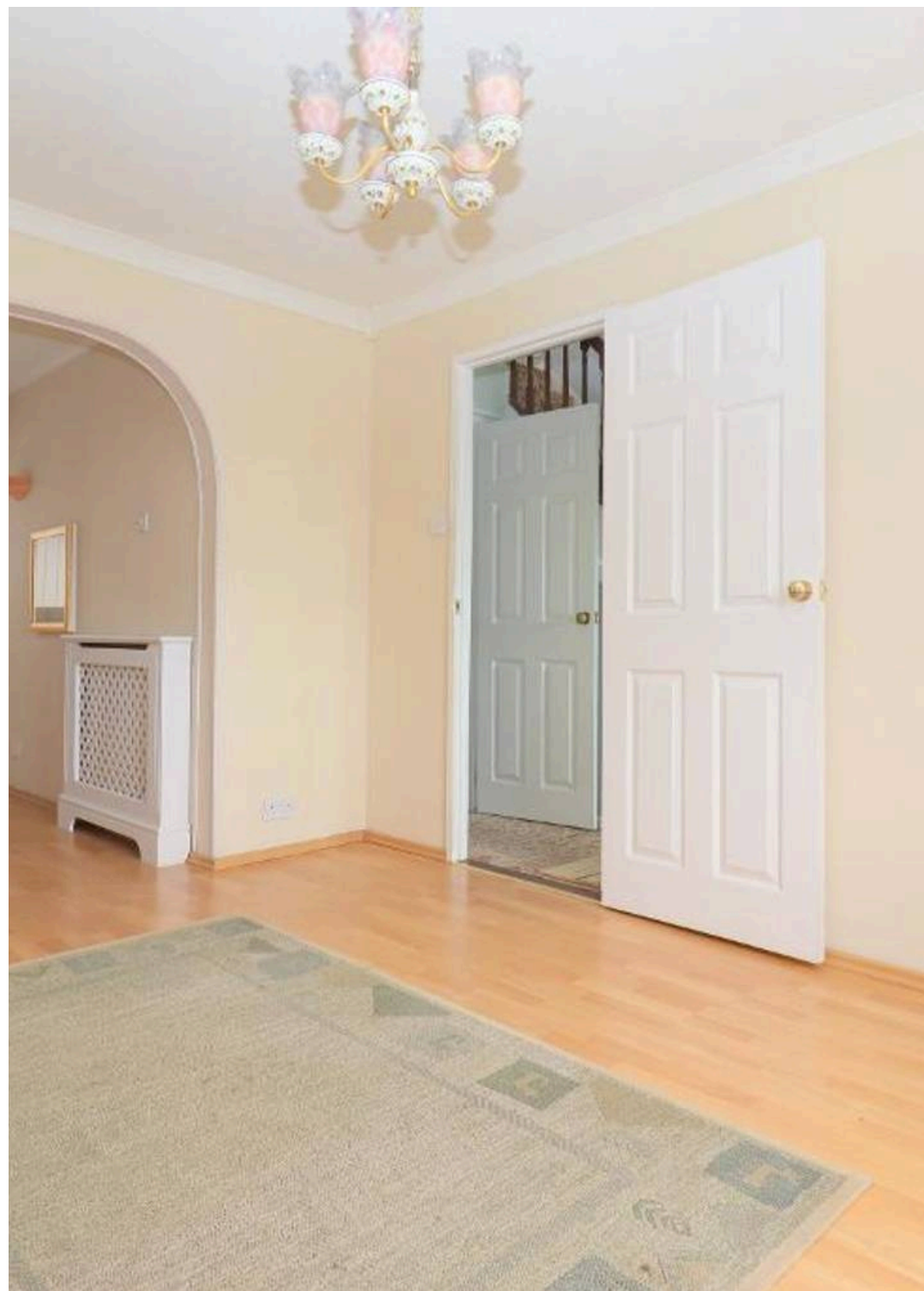
Externally there is a front garden laid to lawn with flower and shrub borders and a pathway leading to the front door. At the rear there is a garage and driveway and a garden with lawn and patio area and flower and shrub borders.

Heating is efficient and economical via gas to radiator heating whilst the windows are double glazed.

Located within the much favoured Sundon Park area of Luton. The area has proved incredibly popular with families where children will often attend Cheynes/Sundon Park Primary and Lealands Secondary as their Schools. The highly regarded area also consist of plenty of shops, takeaways, restaurants and a doctor's surgery close by. The M1 motorway and Leagrave station are in close proximity offering direct routes into Central London there are also and other amenities all within half a mile.

## EPC rating

- Chain Free
- Close To Leagrave Train Station
- Garage At Rear
- Great Family Home



**Entrance Porch**

**Living Room**

12' 0" x 10' 8" (3.66m x 3.26m)

**Dining Room**

8' 6" x 7' 11" (2.58m x 2.42m)

**Kitchen**

8' 8" x 7' 11" (2.63m x 2.41m)

**Conservatory**

14' 11" x 8' 6" (4.54m x 2.60m)

**Landing**

**Bedroom One**

12' 0" x 10' 6" (3.66m x 3.20m)

**Bedroom Two**

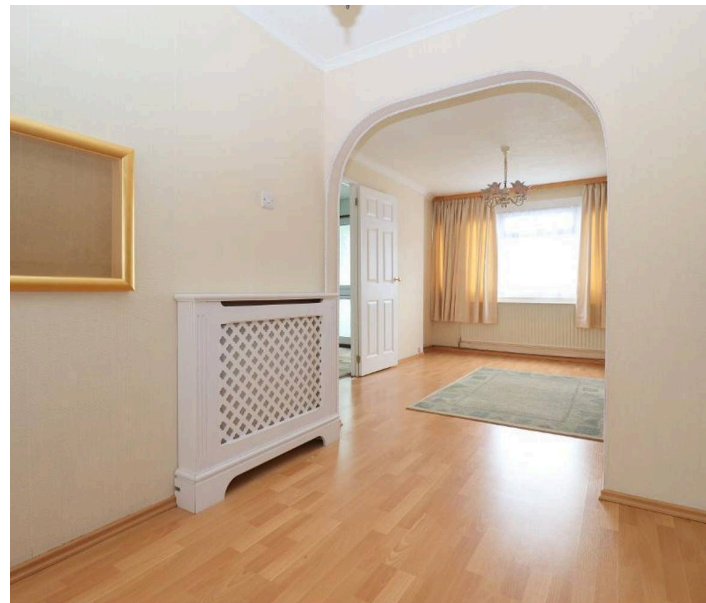
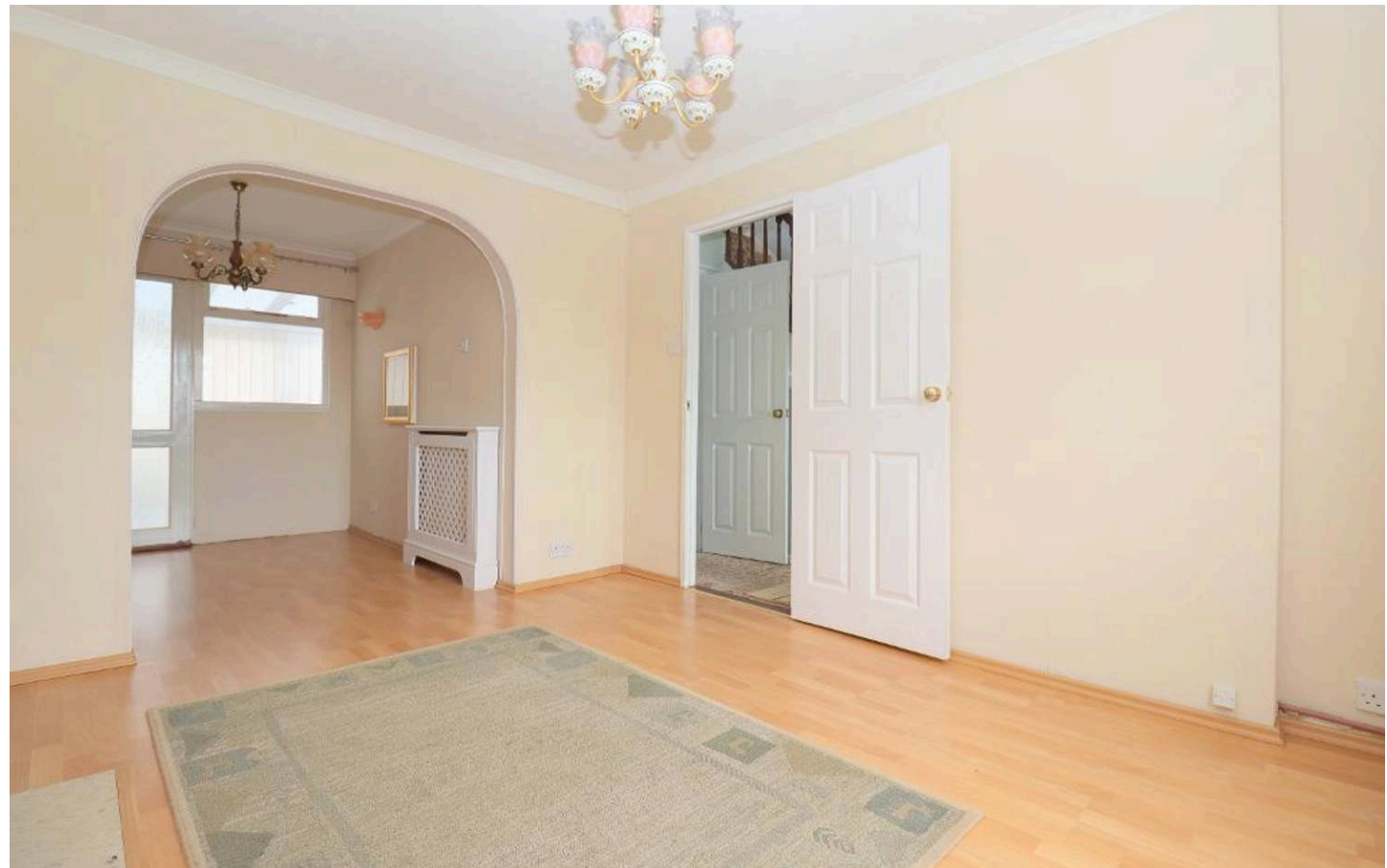
9' 1" x 8' 0" (2.76m x 2.43m)

**Bedroom Three**

6' 5" x 5' 7" (1.96m x 1.71m)

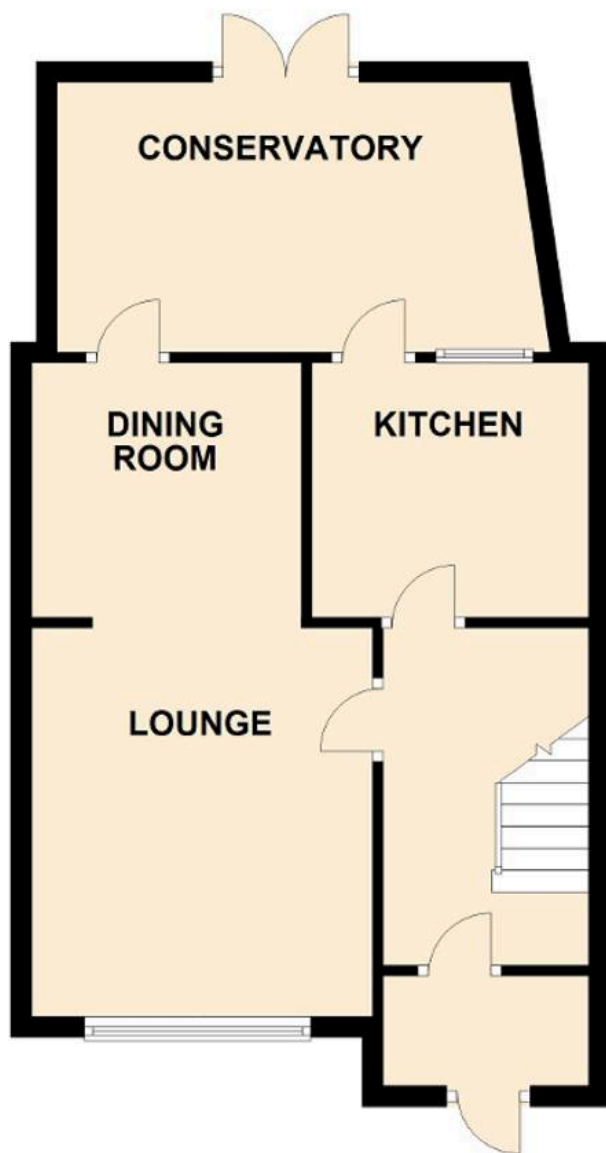
**Bathroom**

8' 2" x 4' 9" (2.48m x 1.45m)



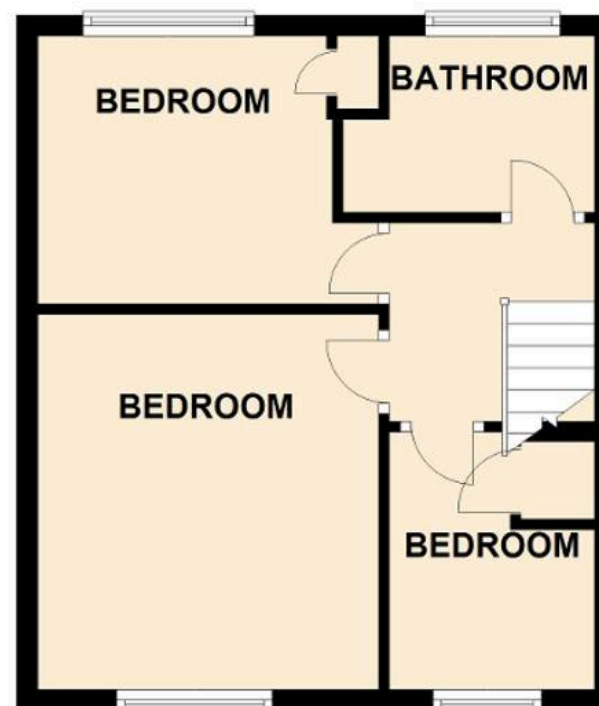
## GROUND FLOOR

APPROX. 46.7 SQ. METRES (502.8 SQ. FEET)



## FIRST FLOOR

APPROX. 33.3 SQ. METRES (358.1 SQ. FEET)



**TOTAL AREA: APPROX. 80.0 SQ. METRES (860.8 SQ. FEET)**

These Floor Plans are for illustrative purposes only. Areas shown are approximate. These plans will not show the correct wall thickness, especially in older properties. We aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floorplan. Anyone relying on the information provided should conduct a careful independent investigation of the property to determine the suitability of the property for their requirements.

Plan produced using PlanUp.