



**Connells**

Bembridge Gardens  
Luton



### Property Description

This semi-detached family home is situated on a corner plot, offering the potential to extend (stpp). It also benefits from separate lounge, garage and drop curb, originally accommodating a drive to the side. It is also being offered to the market chain-free!

Briefly comprises hallway, lounge and kitchen/diner downstairs.

Upstairs are three bedrooms and family bathroom located off the landing.

Externally the rear is laid mostly to lawn and holds a garage.

The front is laid mostly to lawn.

To the side of the property is a drop curb, allowing the potential to drive onto the property.

Bembridge Gardens is a cul-de-sac located in the Bramingham area of Luton.

Surrounded by a number of schools including Lea Manor High School Performing Arts College and Woodlands Secondary School (rated ofsted: outstanding)

Leagrave railway station is around 1 mile from the residence and local shopping areas including Marsh Farm Shopping Centre and Limbury Mead Shops which are also within close reach.

Call now to arrange a viewing!



## Entrance Hall

Double glazed frosted door to front aspect. Laminate flooring. Stairs leading to first floor. Radiator.

## Lounge

Double glazed window to front aspect. Laminate flooring. Radiator.

## Kitchen/Diner

Double glazed frosted door to side aspect. Double glazed patio doors and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher. Range cooker. Under stairs storage cupboard. Laminate flooring.

## First Floor Landing

Double glazed window to side aspect. Storage cupboard housing boiler. Loft access.

## Bedroom One

Double glazed window to front aspect. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Radiator.

## Bedroom Three

Double glazed window to front aspect. Radiator.

## Bathroom

Double glazed window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Fully tiled. Heated towel rail.

## Front Garden

Lawn area with shrubs.

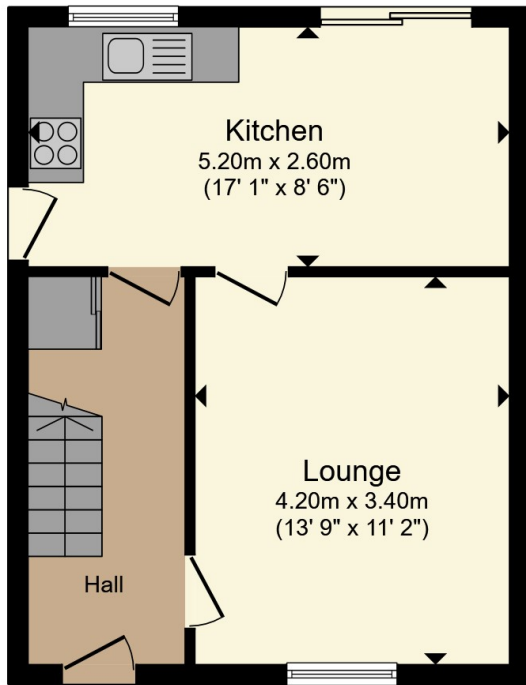
## Rear Garden

Laid to lawn with a paved patio area. Gate to front aspect.

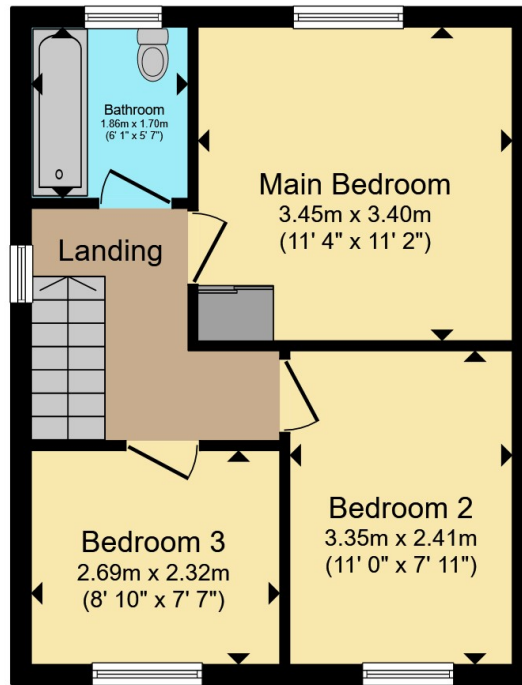
## Garage

Two doors to front aspect. Power and light supply.





**Ground Floor**



**First Floor**



Total floor area 71.8 m<sup>2</sup> (772 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 592332**  
**E [lutonnorth@connells.co.uk](mailto:lutonnorth@connells.co.uk)**

1A Riddy Lane  
LUTON LU3 2AD

EPC Rating: Council Tax  
Awaited Band: C

**view this property online [connells.co.uk/Property/LUN103850](http://connells.co.uk/Property/LUN103850)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUN103850 - 0002