





### Property Description

IMMACULATELY PRESENTED FOUR-BED FAMILY HOME

This spacious and beautifully presented semi-detached house in the Farley Hill/Santingfield North area of accommodation ideal for modern family living.

Upon entering, you are welcomed by a bright spacious and airy lounge, along with a conservatory which provides the perfect space for both everyday living and entertaining. A standout feature of the property is the versatile layout which benefits from its own entrance hall and shared entrance for guests, multi-generational living, or those working from home. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a driveway provided for front parking, while to the rear is a larger private garden for families, entertaining, and outdoor enjoyment. In this desirable Farley Hill area, the property enjoys excellent amenities, well-regarded schools, Luton town centre, and Luton airport.

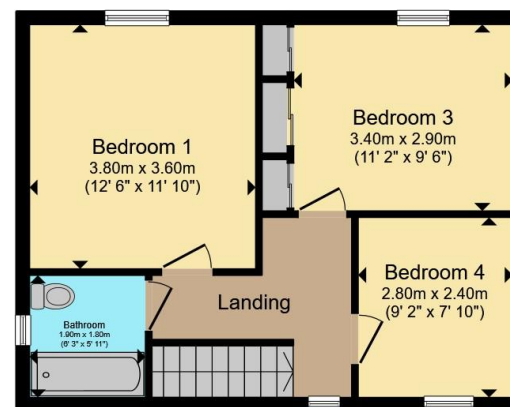
Please Note: That an AML fee is chargeable to be accepted to cover the cost of carrying out the money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not proceed.











**Ground Floor**

**First Floor**

Total floor area 106.2 m<sup>2</sup> (1,143 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)

**Connells**

To view this property please contact Connells on

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83-83A George Street  
LUTON LU1 2AT

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT318561](http://connells.co.uk/Property/LUT318561)**



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.

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