



**Connells**

Hart Lane  
Luton



### Property Description

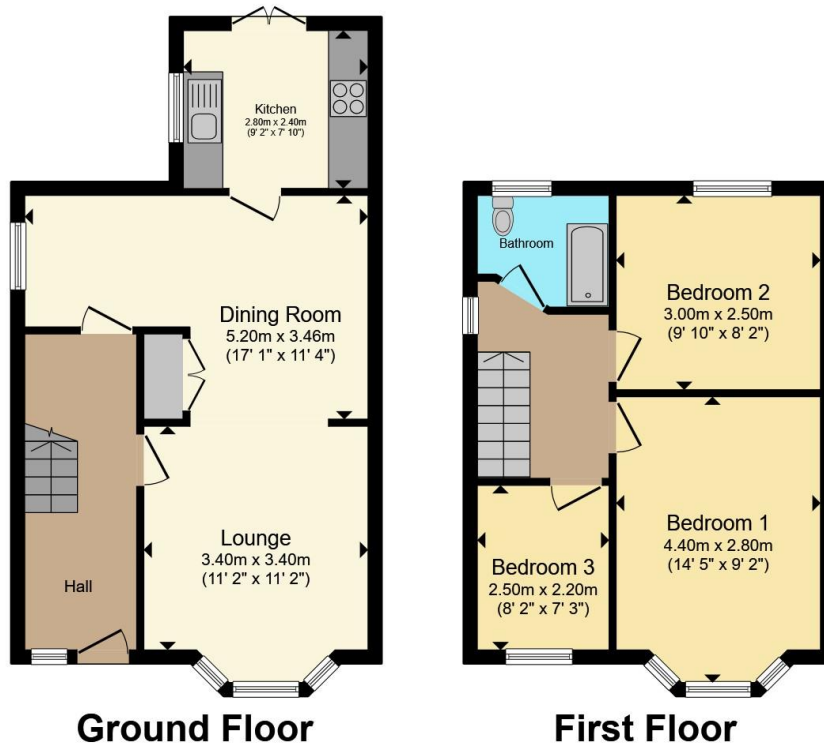
We are pleased to offer for sale this extended three-bedroom end-of-terrace home, located in the popular St Ann's area of Luton.

The area is highly sought after by families, benefiting from good local schools, excellent transport links, and shops within walking distance. Luton town centre and the mainline train station are both close by, making this an ideal location for commuters.

The accommodation comprises an entrance hall, open-plan lounge/dining room, kitchen, and three well-proportioned bedrooms to the first floor along with a family bathroom. Externally, the property also benefits from parking.







Total floor area 80.4 m<sup>2</sup> (865 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

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**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/LUT318198](http://connells.co.uk/Property/LUT318198)**

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.

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