



Connells

Marston Gardens
Luton



Property Description

Nestled within one of Luton's most popular and family-friendly locations, this immaculately presented four-bedroom home offers spacious and versatile accommodation, making it the perfect choice for growing families.

The property has been thoughtfully maintained by the current owners and features four generous bedrooms, providing ample space for family life. The converted garage creates a flexible additional reception room, ideal as a family room, home office, playroom or guest accommodation. Further benefits include a practical utility room and well-proportioned living accommodation throughout.

Outside, the property boasts a beautiful, well-maintained rear garden, offering a wonderful space for relaxing, entertaining and family enjoyment. To the front, there is a driveway providing convenient off-road parking.

Ideally situated close to a range of highly regarded schools and colleges, local amenities and transport links,

Offering excellent living space today, the property also presents exciting potential to extend further, subject to the necessary planning permissions, allowing purchasers to create their dream family home for years to come.



Entrance Hall

Frosted door to front aspect. Radiator.

Dining Room

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

Utility Room

Double glazed frosted door to rear aspect. Roll edge worktops. Plumbing for a washing machine and tumble dryer. Combi boiler.

Kitchen

Double glazed window to front aspect. Double glazed frosted door and windows to side aspects. Fitted kitchen comprising a range of wall and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. Integrated oven and hob with fan over. Plumbing for a dishwasher. Space for a fridge/freezer. Part tiled walls. Tiled flooring.

Cloakroom

Double glazed frosted window to side aspect. Suite comprising low level wc and wash hand basin. Tiled floor.

Lounge

Two double glazed windows to rear aspect. Double glazed sliding patio doors to rear aspect. Laminate flooring. Three radiators. Stairs leading to first floor.

First Floor Landing

Double glazed frosted window to side aspect. Storage cupboard. Loft access with pull down ladder. Radiator.

Bedroom One

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Storage cupboard. Radiator.

Bedroom Four

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed frosted window to side aspect. Suite comprising bath, shower cubicle, wash hand basin and low level wc. Fully tiled. Heated towel rail. Extractor fan.

Front Garden

Driveway providing off road parking for up to three vehicles. Shrubs and trees.

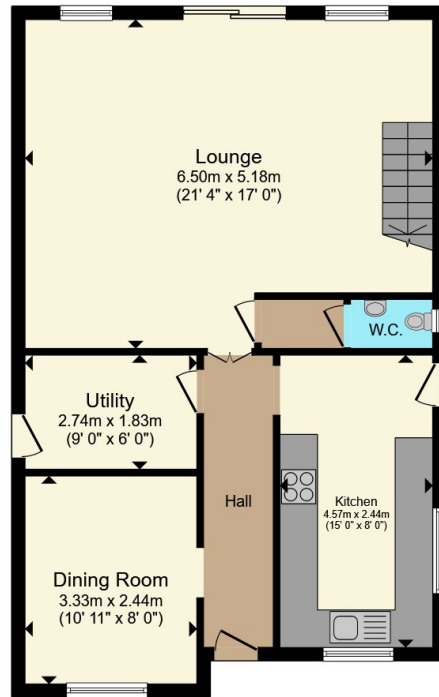
Rear Garden

Laid mainly to lawn with a paved area. Shingle area. Shrubs and trees. Shed. Gate to front aspect.

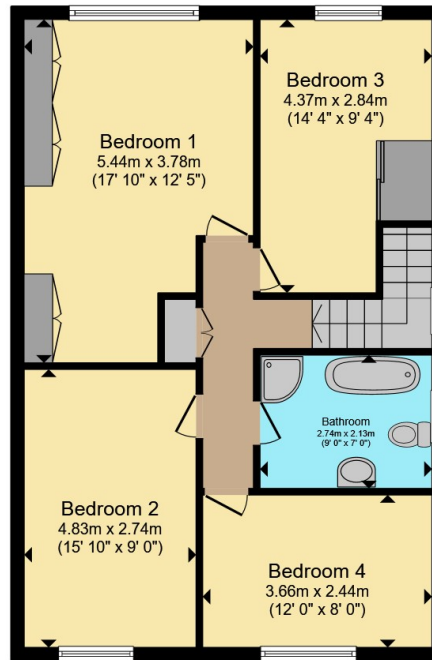
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 132.1 m² (1,421 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

Connells



To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C Council Tax
Band: E

view this property online connells.co.uk/Property/LUN104073

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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