



Connells

Hillview Crescent
Luton

Hillview Crescent Luton LU2 7AA

for sale offers in excess of
£750,000



Property Description

This large family home accommodates all nearest and dearest with previous own dwelling of an annex to the side. The house accommodates four good size bedrooms upstairs, three reception rooms, en-suite, cloakroom and garage! This makes the ideal forever home and is situated off the top-rated Barton Road.

Briefly comprises hallway, cloakroom, lounge, utility/breakfast room, conservatory, dining room, family room, utility and shower room downstairs.

Upstairs are four bedrooms with en-suite to main bedroom and family bathroom located off the landing.

Externally the front is block paved for 2-3 cars, to the side is a lawn area with shrubs and trees.

The rear is well maintained, holds a gate to the front and multiple sheds.

Hillview Crescent is a quiet road located off Barton Road. It offers amenities within close reach including; Warden Hill Chemist, Warden Hill Community Centre and Warden Hill Cricket Club.

Local shops include; Bramingham Park which holds a Aldi and Costa, Marks and Spencer's and a little further, Sainsbury's.

Popular schools in the area include; Cardinal Newman Catholic School A Specialist Science College, Warden Hill Junior School and Bramingham Primary School.

Barnfield College is around 1 mile away and Luton Sixth Form College around 1.5 miles.

This house needs to be viewed to be truly appreciated, call now to view!

Entrance Hall

Double glazed frosted door and window to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

Lounge

Double glazed bay window to front aspect. Three radiators.

Cloakroom

Suite comprising low level wc and wash hand basin. Extractor fan.

Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink unit. Integrated double oven and microwave, with hob and fan over. Integrated washing machine and dishwasher. Space for a fridge/freezer. boiler. Door to garden.

Utility Space

Double glazed frosted window and window to side aspect. Double glazed window to rear aspect. Laminate flooring.

Conservatory

Double glazed patio doors to rear aspect. Double glazed windows to rear and both sides.

Dining Room

Double glazed sliding doors to rear aspect. Radiator.

Lounge Two

Double glazed patio doors to rear aspect. Two double glazed windows to side aspect. Door to side aspect. Two radiators.

Utility Room

Double glazed window to front aspect. Double glazed frosted door to front aspect. Fitted wall and base units with stainless steel sink and drainer unit. Plumbing for a washing machine and tumble dryer. Radiator.

Shower Room

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

First Floor Landing

Loft access. Airing cupboard housing hot water tank.

Bedroom One

Double glazed window to front aspect. Built in wardrobes. Radiator.

En Suite

Double glazed frosted window to front aspect. Suite comprising walk in shower, wash hand basin and low level wc. Extractor fan. Heated towel rail.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bedroom Four

Double glazed bay window to front aspect. Radiator.

Bathroom

Double glazed frosted window to front aspect. Suite comprising bath, wash hand basin and low level wc. Radiator.

Front Garden

Driveway providing off road parking for up to three vehicles. Lawn area with shrubs and trees.

Rear Garden

Laid to lawn with a patio area. Summer house. Wendy house. Shed. Shrubs and trees. Gate to front aspect.

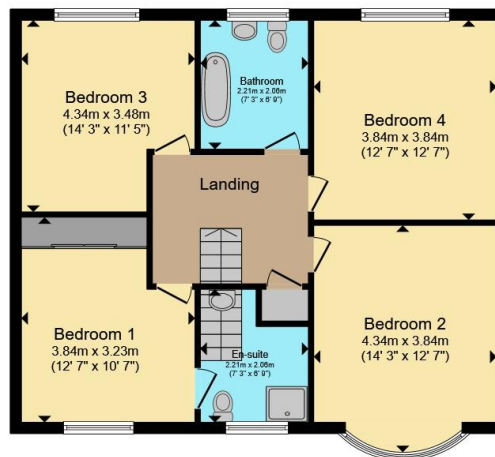
Garage

Up and over door. Power and light supply.





Ground Floor



First Floor

Total floor area 205.9 m² (2,216 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



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1A Riddy Lane
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EPC Rating: D Council Tax
 Band: F

view this property online connells.co.uk/Property/LUN103988

Tenure: Freehold



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