



Connells

Falstone Green
Luton



Property Description

Situated in the popular residential location of Falstone Green, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation throughout, complemented by a driveway, garage and an attractive rear garden.

Upon entering the property, you are welcomed by a hallway with a convenient ground floor cloakroom/WC. The fitted kitchen enjoys views to the front aspect and provides ample storage and worktop space. To the rear, the generous lounge opens into a dedicated dining area, creating an ideal space for both family living and entertaining. A conservatory extends the accommodation further and enjoys direct access to the rear garden.

To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom. The principal bedroom and second bedroom are both comfortable doubles, whilst the third bedroom offers flexibility as a child's room, guest bedroom or home office.

Externally, the property benefits from a driveway providing off-road parking leading to a garage. The enclosed rear garden is ideal for families and outdoor entertaining, offering a private space to relax and enjoy the warmer months.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to 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.

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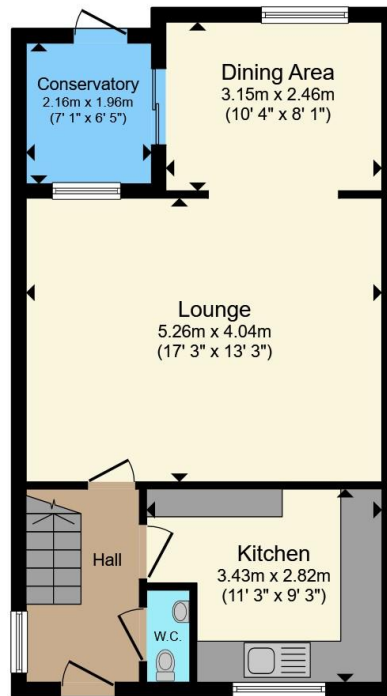
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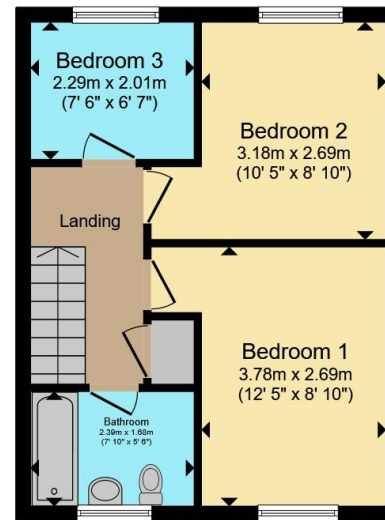








Ground Floor



First Floor

Total floor area 85.8 m² (924 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



To view this property please contact Connells on

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LUTON LU2 7XH

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STP308367



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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