



Tylers Mead
Luton LU2 7XY

for sale offers in the region of
£450,000



Property Description

Four double bedrooms in Bushmead! This link-detached family home offers extended living with separate dining room, study and conservatory. Situated in a close off the beaten track with garage and driveway this makes the ideal purchase for a growing family.

Briefly comprises hallway, cloakroom, kitchen, dining room, lounge, study and conservatory downstairs.

Upstairs are four double bedrooms and family bathroom located off the landing.

The rear is laid mostly to lawn with shrubs and trees and holds a shed.

The front is laid mostly to lawn with path steps to front door.

To the side is a garage with power and lighting and driveway in front.

The area of Bushmead is a suburb of Luton built in around 1990, its known for it's family originated suburb living.

Some local shops include a Co-op, community shop and pharmacy.

There is also a local restaurant, public house and church.

A little further is a Marks & Spencer's BP and then a Sainsbury's Supermarket.

Local schools include Bushmead Primary, Icknield High and Cardinal Newman Catholic School.

Luton Sixth form collage and Barnfield Collage are also within close reach.

A stone's throw away are Warden Hills which offer green walks, perfect for summer evenings.

Call now to view!

Entrance Hall

Double glazed frosted door to front aspect. Storage cupboard. Stairs leading to first floor. Laminate flooring. Radiator.

Cloakroom

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

Kitchen

11' x 7' (3.35m x 2.13m)
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. Space for a fridge. Integrated gas hob with double electric oven and fan over. Combi boiler. Part tiled. Radiator.

Lounge

16' x 13' (4.88m x 3.96m)
Double glazed patio doors to rear aspect. Radiator.

Office/Snug

9' 1" x 5' (2.77m x 1.52m)
Double glazed window to front aspect. Radiator.

Conservatory

11' x 9' (3.35m x 2.74m)
Double glazed patio doors to side aspect. Double glazed windows to both sides and rear aspects. Radiator.

Dining Room

11' x 10' (3.35m x 3.05m)
Double glazed window to rear aspect. Double glazed frosted door to side aspect. Radiator.

First Floor Landing

Airing cupboard.

Bedroom One

10' 1" x 9' 1" (3.07m x 2.77m)
Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

10' 1" x 7' 1" (3.07m x 2.16m)
Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Three

9' 1" x 8' (2.77m x 2.44m)
Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Four

8' x 7' (2.44m x 2.13m)
Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bathroom

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

Front Garden

Steps leading up the lawn. Shrubs and trees.

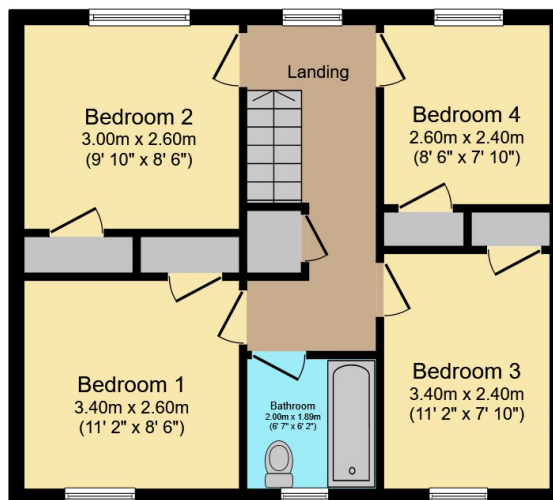
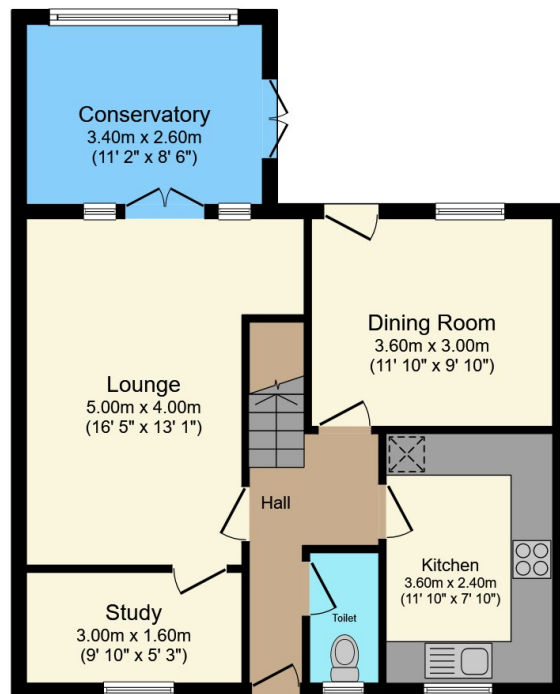
Rear Garden

Laid to lawn with a patio area. Shrubs and trees. Shed.

Garage

Up and over door. Power and light. Door to rear aspect. Parking in front of garage for one vehicle.





Total floor area 111.0 m² (1,195 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

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C Council Tax
Band: E

view this property online connells.co.uk/Property/LUN103698

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUN103698 - 0003