



**Connells**

The Orchard  
Slip End Luton





### Property Description

A lovely example of a four double bedroom detached family home, situated within a cul de sac location of only six detached dwellings. Approximately 1400 sq. ft in size with an integral garage which could be converted to another family room subject to planning permission. With a 24' lounge/diner, Ensuite to main bedroom, downstairs cloakroom and parking to the front for three cars this is a well-balanced property. Slip End is a popular village with a well-respected local primary school and Luton Airport Parkway Station is only 3.5 miles away for access into London.

### Hallway

Wood laminate flooring, radiator, stairs leading to the first floor, cupboard under the stairs with internal door to the garage.

### Cloakroom

UPVC Window to the front, radiator, low level WC, wash hand basin.

### Lounge/Dining Room

24' 6" x 11' 6" (7.47m x 3.51m)

Window to the rear, UPVC patio door to the rear garden, 2 x radiators, gas coal effect fireplace with marble surround.

### Kitchen

15' 7" x 7' 6" (4.75m x 2.29m)

UPVC window to the front, plumbing for washing machine and dishwasher, ceramic tile flooring, door to side access, 2 x radiators, integrated gas hob and double oven.

### Conservatory

Victorian style UPVC

### Landing

Gallery landing, window to the side and UPVC window to the front, built in storage cupboard and airing cupboard.

### Bedroom One

12' 5" x 10' (3.78m x 3.05m)

Window to the rear and radiator

### En Suite

Luxury white suite, heated towel rail, power shower, part tiled, window to side and extractor fan.

### Bedroom Two

12' x 10' (3.66m x 3.05m)

Window to rear and radiator

### Bedroom Three

11' 9" x 10' 5" (3.58m x 3.17m)

UPVC Window to the front and radiator.

### Bedroom Four

9' 4" x 9' (2.84m x 2.74m)

UPVC window to front and radiator

### Bathroom

White suite, window to side, low level WC, basin and part tiled

### Loft Space

With ladder and lightening, part boarded

### Rear Garden

Mostly laid to lawn, fully enclosed and gated side access with patio area off conservatory, selection of shrub and two fruit trees, garden shed

### Parking

Block paved parking for 2 cars, plus single area for third car, outside tap and hot water tap.

### Agents Note

This property is being sold by an employee of Connells Estate Agents.



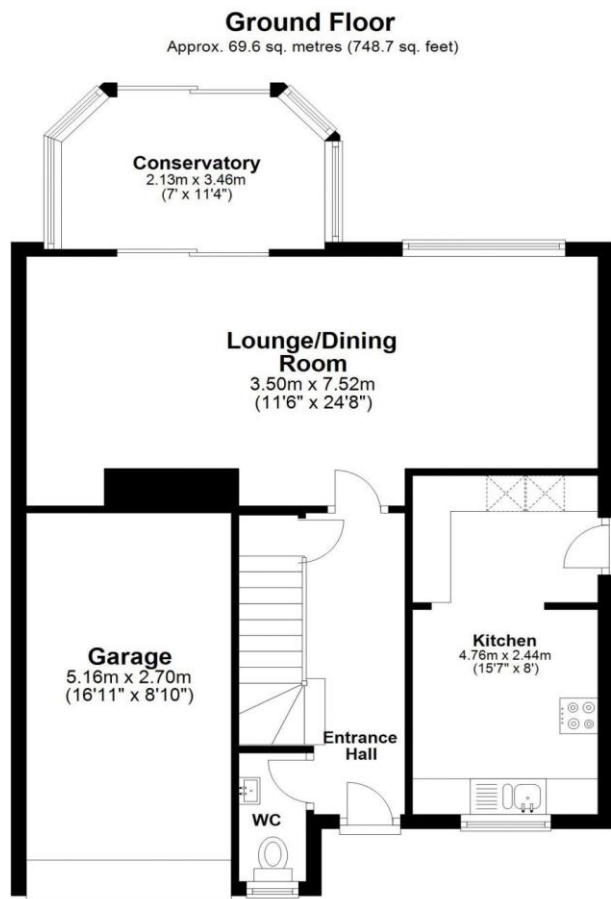












**Total area: approx. 132.4 sq. metres (1424.9 sq. feet)**

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

To view this property please contact Connells on

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**view this property online** [connells.co.uk/Property/HPN307002](https://www.connells.co.uk/Property/HPN307002)

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax  
Band: F

Tenure: Freehold



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