



**Connells**

Preston Gardens  
Luton



## Property Description

An Immaculately Presented Two-Bedroom Mid-Terrace Home in the Desirable Round Green Area of Luton

. This beautifully maintained mid-terrace property offers an excellent opportunity for first-time buyers seeking a home in a popular and well-connected location. The ground floor features a welcoming lounge, separate dining room, a well-appointed kitchen, and a modern bathroom.

To the first floor, the property benefits from two generously sized bedrooms and an additional shower room. Externally, a private rear garden provides an ideal space for relaxation or outdoor entertaining.

A superb home that is ready to move into, situated close to local amenities, transport links, and schools.

## Entrance Porch

Double glazed door to front.

## Entrance Hall

Single glazed door to front. Wall lights. Radiator.

## Cloakroom

Fitted with low level wc. Vanity unit. Shower cubicle. Extractor fan. Fully tiled. Radiator.

## Lounge

12' 5" x 9' 8" ( 3.78m x 2.95m )

Double glaze bay window to front. Built in wardrobe. Wall lights. Radiator.

## Dining Room

13' 3" x 9' 8" ( 4.04m x 2.95m )

Double glazed window to rear. Radiator. Double glazed patio doors to rear garden. Spot lights.

## Kitchen

8' 1" x 7' 8" ( 2.46m x 2.34m )

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Partly tiled. Spot lights. Double glazed window to rear.

## Bedroom One

13' 3" x 12' 9" ( 4.04m x 3.89m )

Double glazed bay window to front. Storage cupboard. Boiler.

## Bedroom Two

9' 9" x 7' 4" ( 2.97m x 2.24m )

Double glazed bay window to rear. Radiator.

## Bathroom

Fitted with low level wc. Vanity unit. Bath with mixer taps and shower attachment. Extractor fan. Spot lights. Fully tiled. Double glazed windows to rear and side.

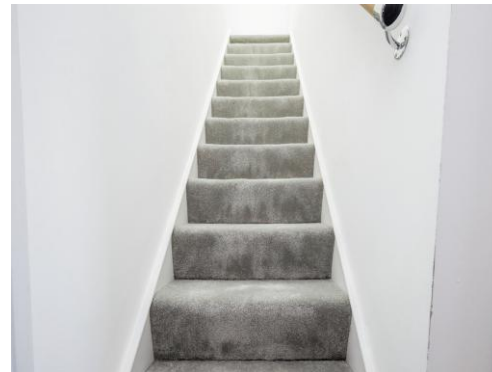
## Outside

## Front Garden

Paved pathway to entrance

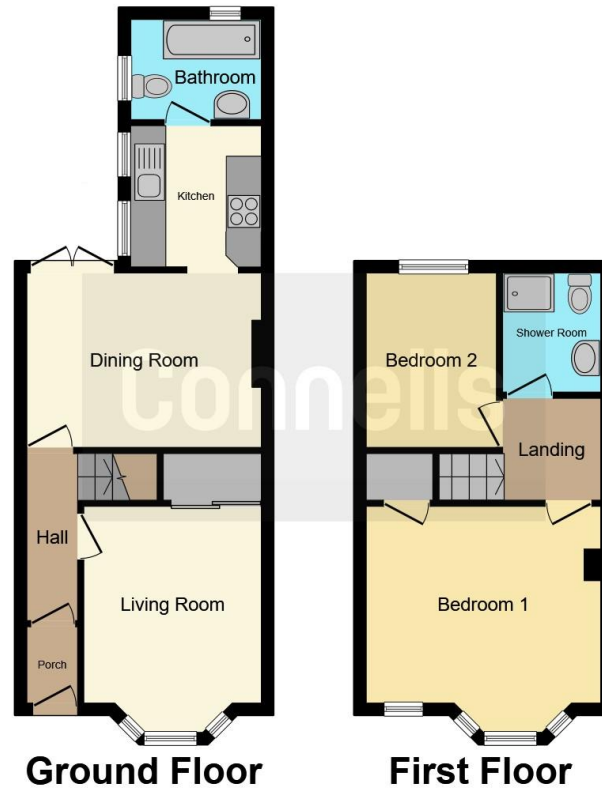
## Rear Garden

Paved patio area. Shed.









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.focalagent.com](http://www.focalagent.com)

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83-83A George Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT318109](http://connells.co.uk/Property/LUT318109)**



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