



Connells

Cranleigh Gardens
Luton



Property Description

Are you looking for a family home in a popular location and want to be close to local amenities? Look no further!!

Located in a sought-after location is this traditional THREE bedroom semi-detached family home just off

NEW BEDFORD ROAD!!

The area is very popular with growing families as there is easy access to local schools' shops and open grounds. Luton main line station and the A6 is within close proximity also.

In brief the property comprises ample live space benefiting from lounge, reception room which can be used as an additional bedroom, open plan kitchen/diner, utility room, and ground floor WC.

To the first floor there are three good size bedrooms and family bathroom.

Externally, a well-established rear garden with has a paved patio area and is laid with lawn with shrubs and flowers bed. There is also access to a workshop. To the front there is a driveway allowing off road parking.

CALL NOW TO VIEW!!

Entrance Hall

Door to front. Stairs rising to first floor.

Utility Room

8' x 11' 6" (2.44m x 3.51m)

Double glazed window to side. Plumbing and space for appliances.

Reception Room / Bedroom Four

15' 3" x 8' 8" (4.65m x 2.64m)

Double glazed window to front. Radiator.

Lounge

12' 3" x 19' 3" (3.73m x 5.87m)

Double glazed windows and door to rear. Access to kitchen. TV and Telephone point. Radiator.

Kitchen / Diner

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Radiator. Double glazed window and patio doors to rear.

Cloakroom

Fitted with low level wc. Wash hand basin.

Conservatory

12' 1" x 18' 4" (3.68m x 5.59m)

Double glazed window and door to rear. Door to front.

First Floor Landing

Double glazed window to front. Storage cupboard.

Bedroom One

10' x 13' (3.05m x 3.96m)

Double glazed window to rear. Radiator.

Bedroom Two

11' 6" x 14' (3.51m x 4.27m)

Double glazed window to front. Radiator.

Bedroom Three

12' 6" x 7' 5" (3.81m x 2.26m)

Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Double glazed

window to side.

Outside

Front Garden

Driveway

Rear Garden

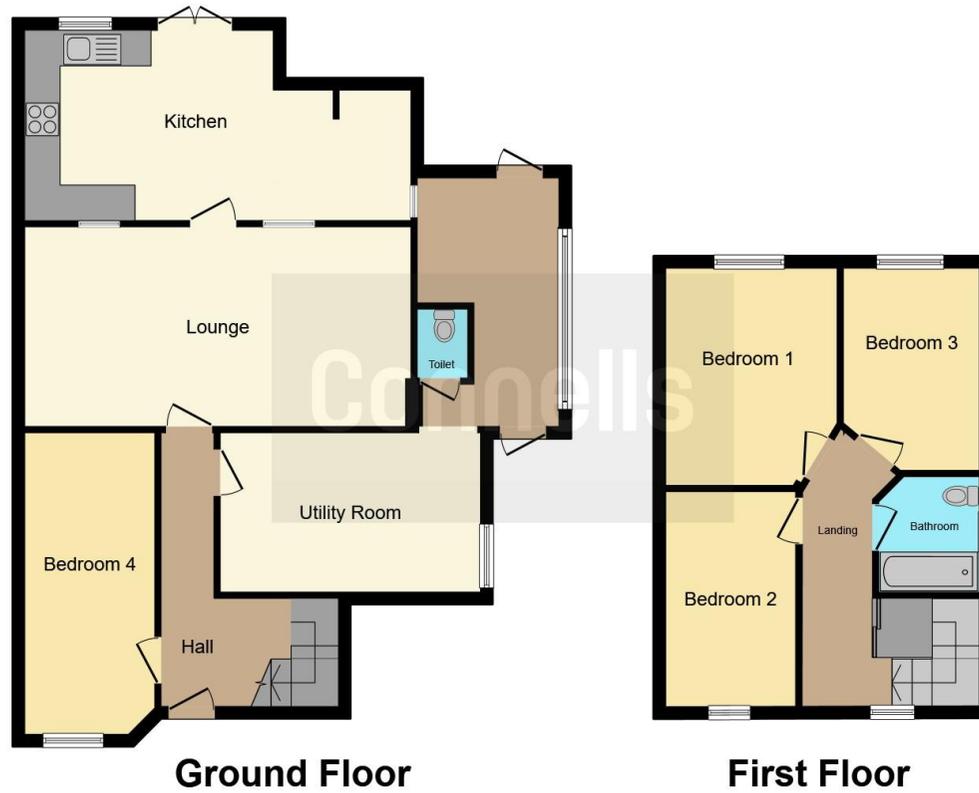
Enclosed by panelled fencing. Paved patio area. Laid to lawn. Brick built shed.

Garage

19' 2" x 9' 8" (5.84m x 2.95m)

Access via up and over door.





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

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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LUT317073

Tenure: Freehold



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