



Connells

Besford Close
Luton

Besford Close Luton LU2 8TX

for sale offers in excess of
£600,000



Property Description

Situated within a quiet and sought-after cul-de-sac, this impressive, detached family home offers spacious and versatile accommodation extending to approximately 1,476 sq. ft., making it an ideal purchase for growing families and those requiring dedicated home-working space.

The ground floor is accessed via a welcoming entrance hall with cloakroom/WC and leads through to a generous dual-aspect lounge measuring over 17ft in length, providing an excellent space for relaxing and entertaining. The property further benefits from a separate dining room with French doors opening onto the rear garden and a well-appointed kitchen which is complemented by a sizeable utility room. A versatile study/fifth bedroom offers flexible accommodation, perfect for those working from home or requiring additional guest space.

To the first floor, the property boasts four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite bathroom, whilst the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a private rear garden with the added benefit of a substantial garden office/outbuilding, ideal as a home office, gym, or hobby room.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

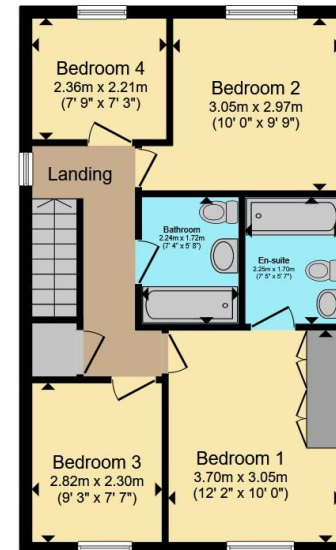
Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.



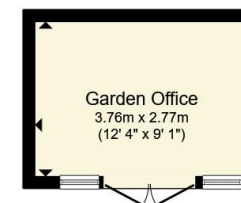




Ground Floor



First Floor



Outbuilding

Total floor area 137.1 m² (1,476 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

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 LUTON LU2 7XH

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/STP308628



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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