

Connells

Hawkfields
Luton

Hawkfields
Luton LU2 7NW

for sale guide price
£260,000







Property Description

GUIDE PRICE £260,000 - £270,000. Perfect for first-time buyers and offered to the market chain free, this beautifully refurbished two-bedroom home is ready to move straight into and enjoy.

The property has been thoughtfully updated throughout, featuring a stylish Wren kitchen, new flooring and carpets, and well-presented accommodation designed for modern living.

A standout feature is the brick-built conservatory, providing additional reception space and seamless access to the private rear courtyard garden, ideal for relaxing or entertaining.

Situated in the highly desirable Bushmead area, the property is ideally placed for a range of local amenities including shops, doctors, supermarkets and everyday conveniences.

Parking is made easy with the benefit of an allocated parking space located a stones throw away from the property.

Families are particularly well served by several well-regarded schools and doctors nearby, while the stunning Warden Hills Nature Reserve is just a short distance away, offering beautiful countryside walks and outdoor recreation.

Known for its strong community feel and family-friendly environment, Bushmead remains one of Luton's most sought-after residential areas, combining peaceful surroundings with excellent access to transport links and neighbouring towns.

Lounge

Double glazed frosted door and window to front. Stairs leading to first floor. Storage heater. Laminate flooring.

Kitchen

Double glazed door to rear aspect. Single glazed window to rear aspect. Part tiled. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated fridge freezer, electric hob, oven and fan over. Space for washing machine.

Conservatory

Double glazed patio doors to rear aspect. Double glazed windows to rear and side aspects. Storage heater. Insulated tiled roof.

Bedroom One

Double glazed window to front aspect. Carpet. Over stairs airing cupboard housing hot water tank. Storage heater.

Bedroom Two

Double glazed window to rear aspect. Storage heater. Carpet. Loft access.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Fully tiled. Heated towel rail.

Front Garden

Paved to front door. Lawn area.

Rear Garden

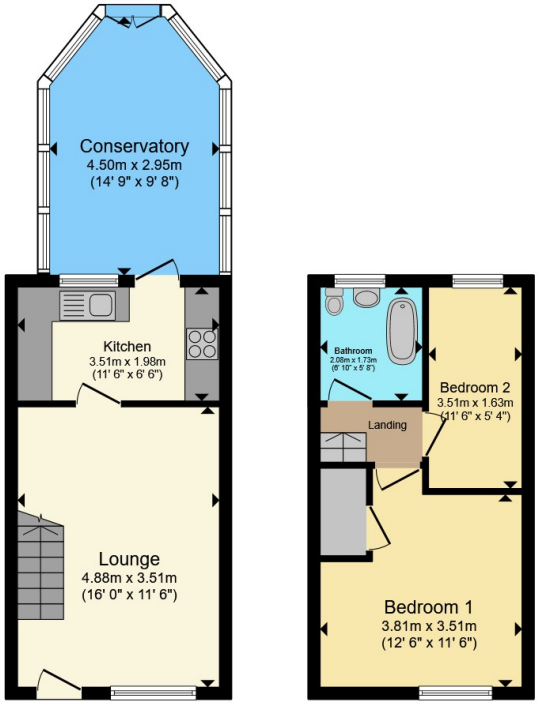
Paved area. Shrubs and trees.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is 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.











Total floor area 61.5 m² (662 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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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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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.

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