



**Connells**

Greenside Park  
Luton



## Property Description

\*\*\*Are you looking for a sizeable family home? Looking for a family home with the wow factor? Look no further!!!

If you are looking for a beautifully presented detached family home in a peaceful location this beauty could be just what you have been looking for to bring up the family in. Located within a residential cul de sac just off the Old Bedford Road to the North of Luton

Greenside Park can be found in a sought-after location much requested due to its proximity to essential travel hubs for road, rail and air. On top of this open parkland is only a short walk away. The spacious ground floor also boasts a stylish downstairs cloakroom with three good size reception rooms a kitchen and utility room. To The first floor there is five generously sized bedrooms, each offering an abundance of natural light and plenty of space for relaxing or personalising to your taste. The principal suite is a true sanctuary, complete with a luxurious en-suite bathroom. Externally there is a private rear garden. To the front of the property there ample off road parking with a large driveway and a double garage. .

CALL NOW TO VIEW!!!!

## Entrance Hall

Double glazed door to front. Radiator. Stairs rising to first floor.

## Lounge

8' 9" x 18' 3" ( 2.67m x 5.56m )

Double glazed bay window to front. Radiator. TV and Telephone point. Double glazed patio doors to rear.

## Dining Room

9' 8" x 11' 8" ( 2.95m x 3.56m )

Double glazed window to rear. Radiator.

## Kitchen

8' 8" x 13' 6" ( 2.64m x 4.11m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Gas hob. Cooker hood. Breakfast bar. Integrated appliances. Space for fridge freezer. Partly tiled. Spotlights. Access to utility room.

## Utility Room

5' 2" x 5' 5" ( 1.57m x 1.65m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Plumbing and space for appliances. Double glazed window and door to rear.

## Cloakroom

Fitted with low level wc. Wash hand basin. Fully tiled. Heated towel rail. Double glazed window to rear.

## Reception Room

14' 1" x 9' 8" ( 4.29m x 2.95m )

Double glazed window to front. TV and Telephone point. Radiator.

## Landing

Loft access. Storage cupboard. Double glazed window to front.

## Main Bedroom

14' 1" x 10' 9" ( 4.29m x 3.28m )

Double glazed window to front. Fitted wardrobes. Radiator. Access to en suite

## En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Heated towel rail. Fully tiled. Double glazed window to rear.

## Bedroom Two

11' 5" x 10' 6" ( 3.48m x 3.20m )

Double glazed window to rear. Radiator.

## Bedroom Three

11' 1" x 9' ( 3.38m x 2.74m )

Double glazed window to rear. Radiator.

## Bedroom Four

8' 1" x 12' 5" ( 2.46m x 3.78m )

Double glazed window to rear. Radiator.

## Bedroom Five

8' 3" x 7' 6" ( 2.51m x 2.29m )

Double glazed window to front. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Electric shower. Fully tiled. Double glazed window to rear.

## Outside

### Front Garden

Brick paved for off street parking. Flower and shrub boarder.

### Rear Garden

Enclosed by panelled fencing. Paved patio area. Mainly laid to lawn. Gated access to front.

### Garage

18' x 17' 2" ( 5.49m x 5.23m )

Storage Area:

Double glazed door to rear. Up and over door to front. Power and light. Access to study.

Study Area:

Double glazed window to side. Up and over door to front. Power and light.









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)

To view this property please contact Connells on

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83-83A George Street  
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EPC Rating: C    Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT316813](http://connells.co.uk/Property/LUT316813)**



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