



Abingdon Road
Luton LU4 0EE

for sale offers in excess of
£425,000



Property Description

Situated in a popular and well-established residential area of Luton, this deceptively spacious three-bedroom semi-detached bungalow offers versatile accommodation, making it an ideal purchase for families, downsizers or those seeking flexible living space.

The property is entered via a welcoming hallway which leads to a bright and comfortable lounge, while the heart of the home is the impressive 19ft kitchen/breakfast room, providing ample space for dining, entertaining and everyday family life. The ground floor further benefits from two well-proportioned double bedrooms and a modern family bathroom.

A particular feature of the property is the substantial first-floor principal bedroom, offering generous accommodation along with the added convenience of an en-suite WC. Externally, the property benefits from a garage, ample storage and private outdoor space, providing excellent potential for a variety of buyers.

Conveniently located close to local amenities, schools, parks and transport links, including easy access to Luton town centre, the M1 motorway and London Luton Airport, this attractive home combines space, flexibility and a highly desirable location.



Entrance Hall

Double glazed door and window to front aspect. Radiator.

Lounge

Electric fire place. Television point. Radiator.

Dining Room

Double glazed window to front aspect. Radiator.

Kitchen

Double glazed window and door to rear aspect. Skylight. Double glazed door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Electric hob with electric oven and cooker hood over. Under floor heating.

Utility Room

Double glazed window to side aspect. Fitted wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated fridge. Gas hob with electric oven. Boiler. Radiator.

Bedroom Two

Double glazed bay window to front aspect. Radiator.

Bedroom Three

Double glazed window to side aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Plumbing for a washing machine. Part tiled. Extractor fan. Radiator.

First Floor Landing

Double glazed velux window to front aspect.

Bedroom One

Double glazed window to rear aspect. Fitted wardrobes. Built in cupboard. Television point. Radiator.

En Suite

Double glazed velux window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Shaver point. Extractor fan.

Front Garden

Block paved with off street parking.

Rear Garden

Laid to lawn with composite decking, patio and a shed.

Garage

Electric door with electric heater. Power and light supply.





Total floor area 115.7 m² (1,245 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

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312460

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR312460 - 0002

