



**Connells**

Westmorland Avenue  
Luton



### Property Description

Connells Legrave are delighted to present this spacious and well-presented two bedroom semi-detached bungalow, ideally located in the highly sought after Limbury area of Luton.

Situated on Westmorland Avenue, this attractive home briefly comprises a welcoming entrance hall, two generously proportioned bedrooms, a modern family bathroom, a spacious lounge/dining area, and a fitted kitchen.

Externally, the property offers excellent potential for extension (subject to planning permission), along with a large driveway to the front providing ample off road parking, a garage, and a mix of laid to lawn and patio garden areas ideal for outdoor enjoyment.

The property's bright and airy hallway and reception spaces create a warm and inviting atmosphere throughout, making it an ideal home for a wide range of buyers.

Westmorland Avenue is perfectly positioned in the popular Limbury area, known for its excellent local amenities including shops, transport links, and highly regarded schools for all age groups. Legrave train station is within walking distance, offering convenient access into London, while the M1 motorway is just a short drive away for commuters.



## Entrance Hall

Double glazed door to front aspect. Storage cupboard. Loft hatch.

## Dining Room

Double glazed window to front aspect.

## Lounge

Double glazed sliding patio doors to rear aspect. Television point. Radiator.

## Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Gas cooker. Plumbing for a washing machine. Space for a fridge/freezer.

## Bedroom One

Double glazed bay window to front aspect. Radiator.

## Bedroom Two

Double glazed window to side aspect. Radiator.

## Bathroom

Double glazed window to side aspect. Suite comprising bath with electric shower over, wash hand basin and low level wc. Radiator.

## Front Garden

Patio and grass area.

## Rear Garden

Driveway and grass area.

## Garage

Electric garage door.





Total floor area 70.1 m<sup>2</sup> (754 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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