



Connells

Warden Hill Close
Luton

Warden Hill Close Luton LU2 7AQ

for sale offers in excess of
£325,000



Property Description

Occupying a generous corner plot in the ever-popular Warden Hills area, this chain-free two-bedroom semi-detached bungalow offers excellent outdoor space and versatile accommodation.

The property benefits from a driveway providing off-road parking for 3-4 vehicles, a conservatory overlooking the garden, and two well-proportioned double bedrooms. Outside, the gardens extend to both the side and rear, offering plenty of space to enjoy or further enhance. A useful outbuilding, currently utilised as a utility room, adds valuable flexibility for day-to-day living.

Ideally positioned close to highly regarded local schools, everyday amenities, beautiful walks across Warden Hills Nature Reserve and with easy access to the A6, this is an excellent opportunity for those seeking single-storey living in a sought-after location.

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.



Entrance Hall

Double glazed frosted door. Laminate flooring. Radiator.

Bedroom One

Double glazed bay window to front aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Kitchen

Double glazed frosted door and window 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 gas cooker. Fan over. Part tiling. Laminate flooring. Radiator.

Bathroom

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

Kitchen/Diner

Double glazed window to rear aspect. Double glazed sliding door to rear aspect. Radiator.

Utility Room

Double glazed window to rear aspect. Door to front aspect. Plumbing for a washing machine and tumble dryer.

Conservatory

Double glazed patio doors and window to rear aspect.

Front Garden

Driveway for up to four vehicles.

Rear Garden

Lawn area with paving. Gate to side aspect.





Total floor area 77.7 m² (836 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



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1A Riddy Lane
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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LUN104140

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.

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