



**Connells**

Dunraven Avenue  
Luton





## Property Description

Located within a popular development off dallow Road is this three bedroom semi detached family home. The ground floor comprises an inviting entrance hall, ground floor W.C., a spacious lounge with stairs rising to the first floor, and a well-appointed kitchen/diner offering ample cupboard space and direct access to the rear garden.

To the first floor, the home features three generous bedrooms, including a master bedroom with en-suite, along with a modern family bathroom.

Externally, this home benefits from two allocated parking spaces positioned directly outside the front of the property, as well as a private rear garden ideal for relaxing, entertaining, or family activities.

Located in a quiet cul-de-sac within a modern development just 1 mile from Luton Town Centre, this property also offers excellent access to transport links, including M1 Junctions 10 & 11, and Luton and Leagrave Mainline Railway Stations, making it an ideal choice for commuters

Fitted with low level wc. Wash hand basin. Double glazed window to front.

## Lounge

Double glazed window to front. Radiator. Stairs rising to first floor. Access to kitchen/diner.

## Kitchen / Diner

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window and sliding doors to rear. Door to rear garden.

## Landing

Stairs rising from lounge. Airing cupboard

## Bedroom One

Double glazed window to front. Radiator. Storage cupboard

## En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Radiator. Fully tiled. Double glazed window to front.

## Bedroom Two

Double glazed window to rear. Radiator.

## Entrance

Door to front

## Entrance Hall

Door to front, Door to WC.

## Cloakroom

## Bedroom Three

Double glazed window to rear. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin.  
Bath with mixer taps and shower attachment.  
Radiator. Fully tiled.

## Outside

## Front Garden

Paved pathway to front entrance.

## Rear Garden

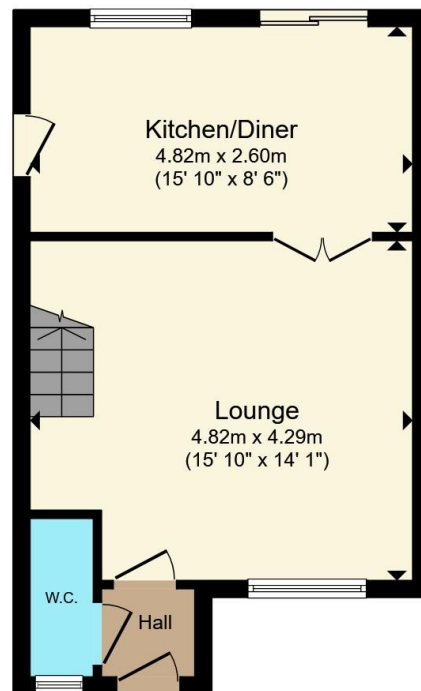
Enclosed by panelled fencing. Laid to lawn.  
Paved patio area. Outbuilding.



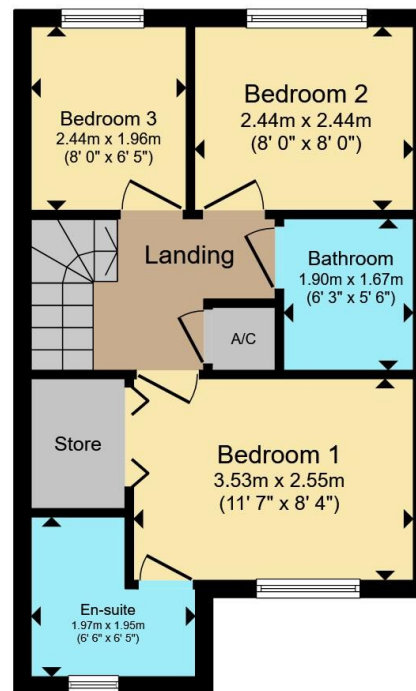








**Ground Floor**



**First Floor**

Total floor area 72.4 m<sup>2</sup> (780 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)

**Connells**

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**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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