



Connells

Holly Farm Close
Caddington Luton



Property Description

Connells are delighted to be offering for sale this modern two-bedroom end of terrace property which we believe is ideal for first time buyers or a buyer looking to right size in the popular village of Caddington. Situated within a cul de sac location and only a short distance from shops and amenities, this property also has the added benefit of its own garage and allocated parking space to the side of the garage.

Lounge/Diner

Irregular Shaped Room 23' 7" x 11' 6" (7.19m x 3.51m)

UPVC window to front. Stairs leading to first floor. Laminate flooring. UPVC door to garden.

Kitchen

10' 2" x 5' 9" (3.10m x 1.75m)

UPVC window to rear. Bosch gas hob and electric oven. Plumbing for washing machine.

First Floor Landing

Stairs from lounge. UPVC window to side. Loft access.



Bedroom 1

11' 9" x 11' 6" (3.58m x 3.51m)

Two UPVC windows to front. Built in double wardrobe. Radiator.

Bedroom 2

11' 4" x 5' 9" (3.45m x 1.75m)

UPVC window to rear. Radiator.

Bathroom

White suite. Fully tiled. Wash handbasin. Low level WC. UPVC window to rear.

Front Garden

Small lawned area. Pathway leading to front door.

Rear Garden

Private and secluded. Fully enclosed. Mainly laid to lawn. Garden shed. Side access.

Allocated Parking and Garage

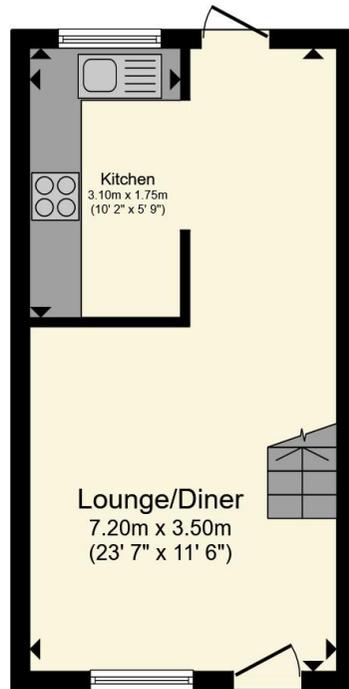
Detached garage within courtyard setting. Pitched roof. Up and over door.

Allocated parking space to side of garage.

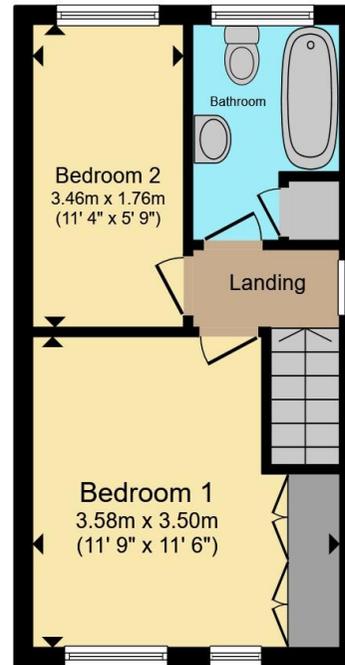








Ground Floor



First Floor

Total floor area 51.0 m² (549 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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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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