



**Connells**

Guardian Way  
Luton



### Property Description

\*\*\*\*POPULAR DEVELOPMENT\*\*\*\*PARKING FOR TWO CARS\*\*\*\*\*CENTRAL LOCATION\*\*\*\*

Connells Luton are pleased to bring a FOUR bedroom semi detached family home to the market.

Guardian way is an ideal location and an easy reach from shops, schools, doctor surgeries and travel hub including Luton mainline train station with its fast and frequent service into Central London and also junction 10 of the motorway.

The property benefits from a Entrance Hall, Lounge, Kitchen/Dining Room & Cloakroom. To The first floor there are THREE bedrooms and a family bathroom.

To the SECOND floor there is a large MASTER bedroom with EN-SUITE

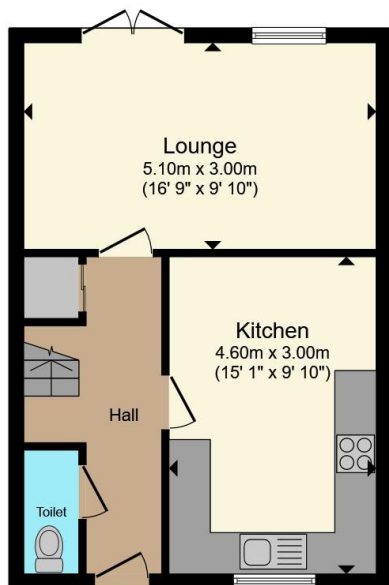
Externally the property also has a GARAGE private driveway providing off street parking for 2 cars and rear garden



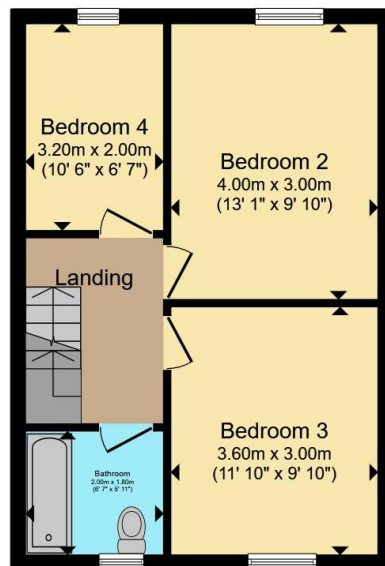




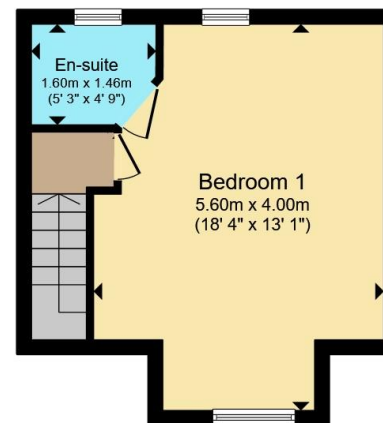




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 104.1 m<sup>2</sup> (1,121 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

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

83-83A George Street  
LUTON LU1 2AT

EPC Rating: B

Council Tax  
Band: D

Service Charge: 100.00  
Ground Rent: 230.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT318258](http://connells.co.uk/Property/LUT318258)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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