





Property Description

A substantial and heavily extended six bedroom family home located on Julius Gardens in Luton. Offering an abundance of living space throughout, the property benefits from generous reception areas, six well-sized bedrooms and a versatile layout that can be adapted to suit a variety of family needs. The extensive accommodation makes this an ideal choice for larger or multi-generational families seeking a spacious home with plenty of flexibility.

Julius Gardens is conveniently situated in the Northwell area of Luton, within easy reach of a variety of local shops, schools and everyday amenities. Leagrave railway station is approximately 0.7 miles away, providing useful commuter connections, while nearby green spaces and local facilities make the area well suited to family living.

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 door and window to front aspect.

Shower Room

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Extractor fan.

Lounge

Double glazed window to rear aspect. Electric fire place. Radiator.

Dining Room

Double glazed window to front aspect. Telephone point. Boiler. Radiator.

Kitchen

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Integrated dishwasher. gas hob with integrated electric oven with cooker hood over.

Bedroom One

Double glazed window to front aspect. Television point. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

First Floor Landing

Double glazed window to front aspect. Airing cupboard.

Bedroom Three

Double glazed window to front aspect. Television point. Radiator.

Bedroom Four

Double glazed window to rear aspect. Loft access. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

Bedroom Five

Double glazed window to front. Loft access. Radiator.

Bedroom Six

Double glazed window to rear aspect. Radiator.

Front Garden

Paved path leading to entrance. Laid to lawn with a patio area.

Rear Garden

Block paved area.

Garage

Up and over door. Power and light supply.





To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312588



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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