



**Connells**

Marston Gardens  
Luton



# Marston Gardens Luton LU2 7DU

for sale offers in excess of  
**£650,000**



## Property Description

Located off the prestigious Old Bedford Road is this extended four bedroom detached family home. With multiple living spaces, double bedrooms and granted planning permission to extend further, this makes the ideal forever home. Call now to view!

Briefly comprises hallway, front lounge, dining room, 2nd lounge, office, kitchen, utility and conservatory downstairs, Upstairs are four double bedrooms with en-suite to master bedroom located off the landing.

The rear is laid mostly to lawn with shrubs and trees. Holds a shed and decking area with pergola. There is a gate to side.

The front is block paved and accommodates parking for three cars.

There is also an integral garage with power and lighting.

The property has planning permission granted for a rear and side extensions. Planning permission is also in play for an outbuilding.

Marston Gardens is located between Old Bedford & New Bedford Roads which allows prime location while being set off the beaten track.

The local area holds amenities including Riddy Lane convenience stores and a Marks & Spencer's BP.

Schools within close proximity include Bushmead Primary School, Icknield High School and Cardinal Newman Catholic School And Specialist Science College.

Luton Sixth form Collage and Barnfield Collage are also within walking distance.

Luton Mainline Railway Station is under 1.5miles from the abode and offers a scenic route through Wardown Park.

## Entrance Hall

Door to front aspect. Double glazed frosted windows to side aspects. Laminate flooring. Stairs leading to first floor.

## Lounge

Double glazed bay window to front aspect. Laminate flooring. Radiator.

## Cloakroom

Extractor fan. Suite comprising low level wc and wash hand basin. Under stairs storage cupboard. Part tiled.

## Second Lounge

Window to rear aspect. Laminate flooring. Radiator.

## Office

Sky light. Laminate flooring. Radiator.

## Kitchen

Two double glazed windows to rear aspect. Double glazed door to rear 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 range cooker. Integrated fan over. Space for a fridge/freezer. Part tiled. Tiled flooring.

## Utility Room

Double glazed window to rear aspect. Range of wall and base units with work surfaces over. Plumbing for a washing machine, dishwasher and tumble



dryer. Tiled.

## Conservatory

Double glazed windows to rear and both aspects. Double glazed door to side aspect. Tiled.

## Dining Room

Double glazed window to side aspect. Laminate flooring. Radiator.

## First Floor Landing

Double glazed window to side aspect. Loft access.

## Bedroom One

Double glazed window to front aspect. Radiator.

## En Suite

Double glazed frosted window to side aspect. Extractor fan. Suite comprising double shower cubicle, wash hand basin and low level wc. Fully tiled. Heated towel rail.

## Bedroom Two

Two double glazed windows to side aspect. Eaves storage. Radiator.

## Bedroom Three

Double glazed window to rear aspect. Radiator.

## Bedroom Four

Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed frosted window to side aspect. Suite comprising a bath with shower over, wash hand basin and low level wc. Storage cupboard housing hot water tank. Heated towel rail. Extractor fan.

## Front Garden

Block paved driveway for three vehicles.

## Rear Garden

Laid to lawn with a decking area. Shrubs and trees. Gated access to front aspect. Shed.

## Garage

Door to front aspect. Power and light.





To view this property please contact Connells on

**T 01582 592332**  
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1A Riddy Lane  
 LUTON LU3 2AD

EPC Rating: Council Tax  
 Awaited Band: E

**view this property online [connells.co.uk/Property/LUN103752](https://connells.co.uk/Property/LUN103752)**

Tenure: Freehold



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