



Connells

Erin Close
Luton



Property Description

Situated in the peaceful and highly desirable Erin Close, this beautifully maintained home offers spacious living, modern interiors, and excellent access to transport links, schools, and local amenities. Located in a quiet cul-de-sac, this property is ideal for families, professionals, and first-time buyers.

The property welcomes you through a generous entrance hall, giving access to the main living areas. The bright and spacious lounge offers a comfortable setting for relaxation and everyday family living.

The modern, well-equipped kitchen provides ample storage and worktop space, perfectly suited for cooking and dining. From here, you step into the impressive conservatory—a fantastic additional living space ideal as a dining room, playroom, or relaxation area, enjoying direct views of the garden.

Upstairs, the home features three well-sized bedrooms, each offering flexibility for family use, guests, or a home office. A stylish family bathroom completes the upper level.

Outside, the property benefits from a private rear garden, perfect for outdoor dining, children's play, or unwinding in a peaceful environment.

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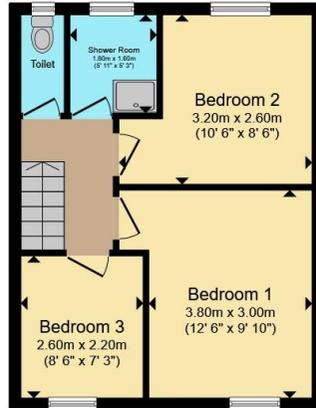
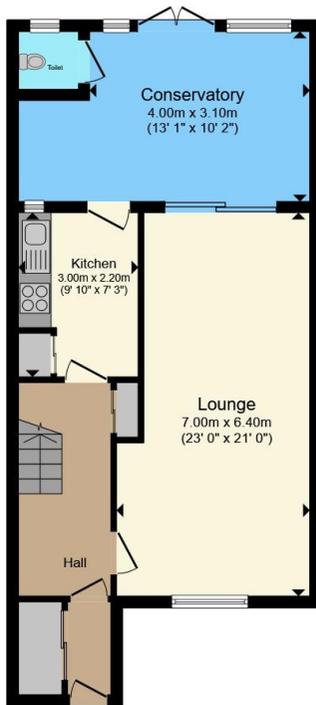
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Ground Floor

First Floor

Total floor area 95.6 m² (1,029 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

Connells



To view this property please contact Connells on

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83-83A George Street
LUTON LU1 2AT

EPC Rating: Council Tax
Awaited Band: B

view this property online connells.co.uk/Property/LUT318030

Tenure: Freehold



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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