



**Connells**

Wellfield Avenue  
Luton



### Property Description

Connells Leagrave present a two bedroom semi detached property located in the sought after Sundon Park area of Luton. Wellfield Avenue briefly comprises an entrance hall, bathroom, lounge, kitchen and extended diner. The upper floor contains two double bedrooms. Externally the property benefits from off street parking to the front. The rear garden benefits from a garage and also a summerhouse. The property boasts extension potential STPP.

Situated in a popular residential area, this home benefits from excellent transport links, with the M1 Junction 11a and Leagrave train station just a short distance away. This makes commuting to nearby towns and cities a breeze, enhancing the convenience of daily life.

### Entrance Hall

Double glazed door and window to side aspect. Radiator.

### Lounge

13' 9" x 10' 4" ( 4.19m x 3.15m )  
Double glazed window to front aspect. Double glazed patio doors to rear aspect. Double glazed door to side aspect. Television point. Radiator.

### Kitchen

11' 4" x 8' 4" ( 3.45m x 2.54m )  
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/dryer. Gas hob with electric oven and cooker hood over.

### Dining Room

Double glazed door to side aspect. Double glazed patio doors to rear aspect. Radiator.

### First Floor Landing

Loft access with power and light. Boarded.

### Bedroom One

14' 1" x 8' 5" ( 4.29m x 2.57m )  
Double glazed window to rear aspect. Television point. Radiator.

### Bedroom Two

14' x 10' 6" ( 4.27m x 3.20m )  
Double glazed window to front aspect. Fitted wardrobes. Radiator. Combi boiler.

### Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Part tiled. Radiator.

### Rear Garden

Artificial grass with decking and patio area.

### Out Building

Double glazed window to front aspect. Door to front aspect. Power and light supply.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/LGR311938](http://connells.co.uk/Property/LGR311938)**



Tenure: Freehold



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