



**Connells**

Beechwood Park  
Caddington Luton



## Property Description

Connells are please to bring to market this Newly Built Park Home Situated in a Small Development in a Quiet Cul-De-Sac in Caddington.

This Well Presented Park Home is One of Four on the development and is exclusively for over 50's. In brief this Park Home benefits from a Lounge, Newly fitted Kitchen/Diner, Two Bedrooms, Private Parking.

Viewing Available

## Entrance Porch

Door to front. Door to entrance hall.

## Entrance Hall

Door to front.

## Lounge

16' 7" x 10' 4" ( 5.05m x 3.15m )

Double glazed window to front. Double glazed bay window to side. TV & Telephone point. Electric fireplace. Door to Kitchen.

## Kitchen

16' 8" x 8' 9" ( 5.08m x 2.67m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Integrated appliances. Electric oven. Gas hob. Cooker hood. Boiler. Double glazed window to rear. Double glazed bay window to side. Double

glazed door to rear.

## Bedroom One

8' 8" x 9' 4" ( 2.64m x 2.84m )

Double glazed bay window to front. Built in wardrobes. Radiator.

## Bedroom Two

10' 5" x 7' 5" ( 3.17m x 2.26m )

Double glazed window to rear. Built in wardrobes. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower cubicle. Partly tiled. Extractor fan. Radiator. Double glazed window to rear.

## Outside

## Front Garden

Paved pathway to front entrance. Shingled area. Off street Parking

## Rear Garden

Enclosed by paneled fencing. Wrap around garden. Mainly laid to lawn. Shed









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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83-83A George Street  
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EPC Rating: Exempt  
Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT316833](http://connells.co.uk/Property/LUT316833)**



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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