



**Connells**

Whipperley Way  
Luton



### Property Description

A well-presented three-bedroom semi-detached family home located in the highly sought-after Farley Hill area of Luton.

The ground floor accommodation comprises a welcoming entrance hall, a spacious lounge, and a modern kitchen/diner with convenient access to the garage.

To the first floor, the property offers three bedrooms, including two generous double rooms and a well-proportioned single bedroom, all served by a family bathroom.

Externally, the property benefits from a front garden, a private rear garden, off-street parking, and an integral garage.

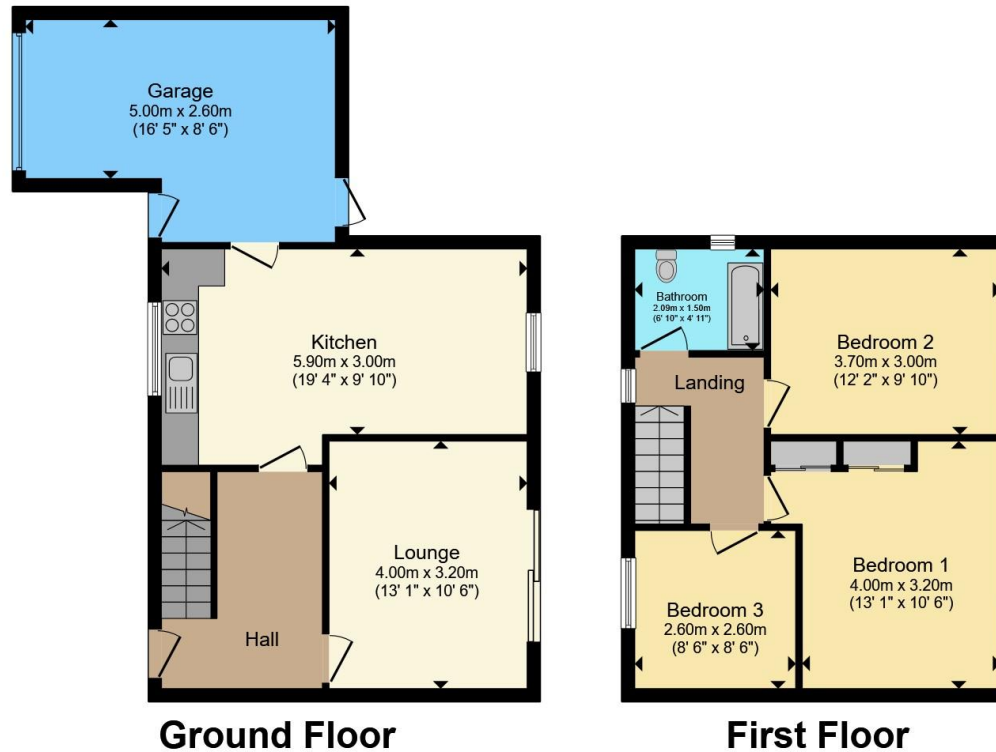
Ideally located, the home is just a short drive from Junction 10 of the M1, providing excellent transport links to London. It is also within close proximity to a range of highly regarded primary and secondary schools, making it a perfect choice for families.











Total floor area 99.8 m<sup>2</sup> (1,074 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT318371](http://connells.co.uk/Property/LUT318371)**



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