



**Connells**

St. Margarets Avenue  
Luton



## Property Description

\*\*\*GUIDE PRICE £400,000-£425,000\*\*\*

Are you looking for a family home with ample living space? Are you looking for a home close to transport links and amenities? Look no further!!!

Offered for sale with no upper chain complication is this THREE-bedroom extended traditional 1930s home.

The area is very popular with growing families as there is school, shops and transport links within proximity. In brief this light and airy home comprises of an entrance hall, lounge/dining room, kitchen, and conservatory. To the first floor there are three good size bedrooms and family bathroom, externally there is a mature and well established rear garden allowing access to the garage which can accommodate two cars comfortably, as well as a driveway to the front.

Call now to view this well-presented family home!!!

## Entrance Porch

Double glazed door to front. Radiator.

## Entrance Hall

Door to front. Storage cupboard.

## Lounge

27' 8" x 12' 8" ( 8.43m x 3.86m )

Double glazed bay window to front. Wall lights. Gas fire.

## Dining Room

## Kitchen

18' 4" x 6' 9" ( 5.59m x 2.06m )

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Cooker hood. Boiler. Double glazed window and door to side and rear.

## Conservatory

8' 3" x 11' 1" ( 2.51m x 3.38m )

## Landing

Double glazed window to side

## Bedroom One

14' 1" x 12' 8" ( 4.29m x 3.86m )

Double glazed bay window to front. Radiator.

## Bedroom Two

14' 7" x 11' ( 4.45m x 3.35m )

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

## Bedroom Three

9' x 7' 9" ( 2.74m x 2.36m )

Double glazed window to rear. Loft hatch. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Fully tiled. Extractor fan. Heated towel rail.

## Outside

## Front Garden

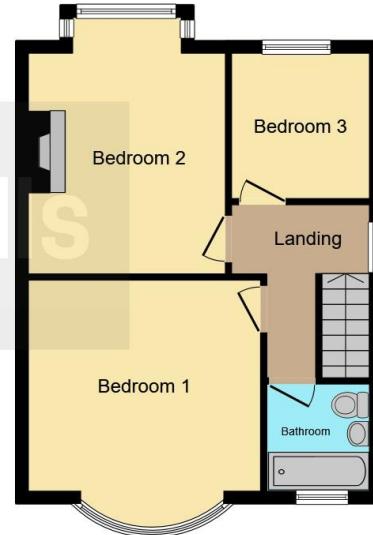
## Rear Garden

## Parking





**Ground Floor**



**First Floor**

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

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Tenure: Freehold



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