



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





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

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/LUT317580



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.

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