



Connells

Warren Road
Luton



Property Description

Located on the ever-popular Warren Road in Luton, this beautifully presented property offers modern living, excellent transport links, and close proximity to a wide range of local amenities.

Homes in this area are rarely available and are highly sought after by families, professionals, and commuters alike.

Upon entering the property, you are welcomed by a generous entrance hall, offering access to the main ground-floor living areas. The lounge is bright and inviting, providing a comfortable and spacious setting for relaxing or entertaining.

The modern kitchen offers ample storage and worktop space, making it perfect for everyday cooking and family dining.

Upstairs, the home features three well-sized bedrooms, offering excellent natural light and flexibility for family living, guests, or home working. The floor is completed by a modern family bathroom, finished to a high standard.

To the rear, the property boasts a private garden-ideal for outdoor dining, children's play, or simply enjoying the sunshine. Access to garage is via a side road at the rear of the property.

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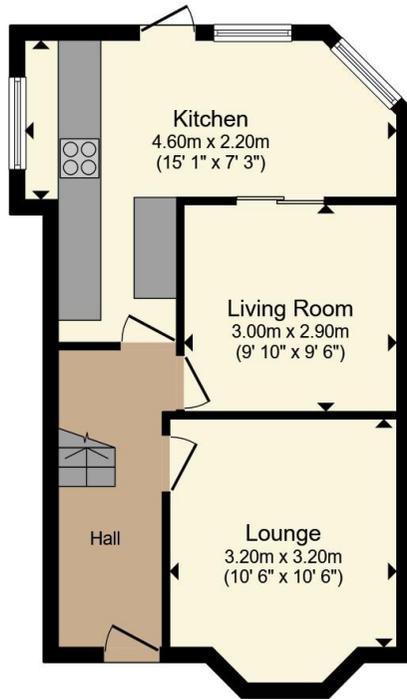
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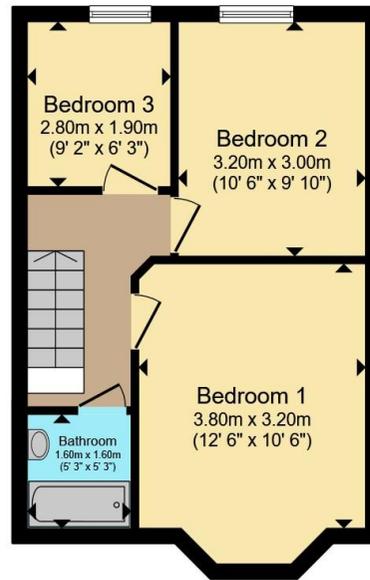
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Ground Floor



First Floor

Total floor area 76.4 m² (823 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



To view this property please contact Connells on

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83-83A George Street
LUTON LU1 2AT

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/LUT318071

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: LUT318071 - 0003