

for sale

£385,000 Freehold



Arundel Road Luton LU4 8DY

An Extended Three Bedroom Semi-Detached Property Situated in the Maidenhall Area of Luton. This Family Home Benefits From a Lounge, Dining Room, Kitchen, Cloakroom, Off Road Parking, Garage, Rear Garden and is being Offered Chain Free.



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Property Details

Entrance Hall

Double glazed door to front. under stairs cupboard. Radiator.

Cloakroom

Low level WC with wash hand basin. Double glazed side window.

Lounge 14' 4" x 12' 5" (4.37m x 3.78m)

Double glazed bay window to front. Gas fireplace. Wall lights. Radiator. TV and Telephone point.

Dining Room 22' 2" x 11' 3" (6.76m x 3.43m)

Window. Double glazed patio door. Gas fire place. Radiator.

Kitchen 18' 7" x 7' (5.66m x 2.13m)

Fitted kitchen with a range of wall and base units. Double glazed rear window. 1 bowl stainless steel sink/drainers with work surfaces. Tiled. Electric cooker point with cooker hood. Plumbing for washing machine.

Landing

Stairs from hall. Double glazed window to side. Loft access.

Bedroom 1

14' 9" max x 12' 5" max (4.50m max x 3.78m max)
Double glazed bay window to front. Radiator.

Bedroom 2

12' 8" x 10' 4" (3.86m x 3.15m)
Double glazed window to rear. Radiator.

Bedroom 3

9' 7" x 8' (2.92m x 2.44m)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front. Radiator. Bath with mixer taps and shower. Low level WC and wash hand basin. Part tiled.

Front Garden

Off road parking for 2 cars.

Rear Gardens

Patio to lawn. Access to front.



To view this property please contact Connells on

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83a George Street
LUTON LU1 2AT

Tenure: Freehold

EPC Rating: D

Property Ref: LUT312484 - 0002

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.