

dg Property Consultants

Linking people to properties



Barnfield Avenue, Luton, Bedfordshire LU2 7AS

Asking Price £549,995

dg Property Consultants A superbly presented and spacious property throughout, located just off Old Bedford Road on the North side of Luton. This detached residence offered accommodation comprises: Entrance hall, refitted downstairs cloakroom, large living room, large fully refitted kitchen/dining room/family room, utility room, 2 double ground floor bedrooms, landing, 2 double first floor bedrooms the master with en-suite shower room, ample off road parking, single width garage and a beautiful enclosed mature large private rear garden. Additional large out building, ideal for an annex, currently a family room/games room. Viewing is a must to appreciate delightful family home. Call Team dg to view 01582 580500

dg Property Consultants - Residential Sale - Lettings & Management

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Ground Floor

Entrance Hall

Entrance door, double radiator, solid oak wooden flooring, double power point(s), carpeted stairs to first floor landing, access to all ground floor room.

Cloakroom



UPVC double glazed window to side, two suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, ceramic tiled flooring, built-in storage cupboard.

Living Room

14'10" x 14'0" (4.52m x 4.27m)



UPVC double glazed bay window to front, two windows to side, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), feature fireplace with wood burning.

View of Living Room



Kitchen/Dining/Family Room

27' x 13'10" (8.23m x 4.22m)



Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, three uPVC double glazed windows to rear, two double radiators, ceramic tiled flooring, uPVC double glazed patio doors to rear to garden, opening to utility room. Personal door from the kitchen into the garage.

Large dining area/family area: power points, tv point, solid oak wooden.

Kitchen/Dining/Family Room



Kitchen/Dining/Family Room



Kitchen/Dining/Family Room



Kitchen/Dining/Family Room



Utility Room

5'4" x 8'0" (1.62m x 2.43m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, vent for tumble dryer, space for, uPVC double glazed window to side, ceramic tiled flooring, double power point(s), built-in storage cupboard.

Bedroom 3/Reception

12'0" x 12'0" (3.65m x 3.66m)



Double glazed bay window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s).

Bedroom 3/Reception



Bedroom 4/Study



Bedroom 4/Study

10'2" x 11'0" (3.10m x 3.35m)



UPVC double glazed window to side, double radiator, solid oak wooden flooring, double power point(s).

First Floor

Landing

Stairs from entrance hall, carpeted, power points, access to bedroom 1 & 2 plus family bathroom.

Bedroom 1

12'10" x 16'1" (3.92m x 4.90m)



UPVC double glazed window to rear, large range of fitted

double wardrobe(s), double radiator, fitted carpet, double power point(s).

View of Bedroom 1

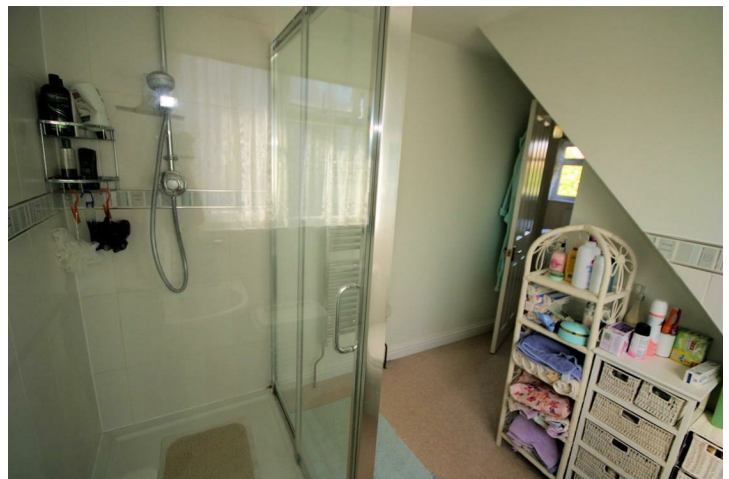


En-suite Shower Room



Fitted with three piece suite comprising tiled double shower cubicle with electric power shower and glass screen, vanity wash hand basin and low-level WC, upvc double glazed window to side, single radiator, fitted carpet.

View of En-suite Shower Room



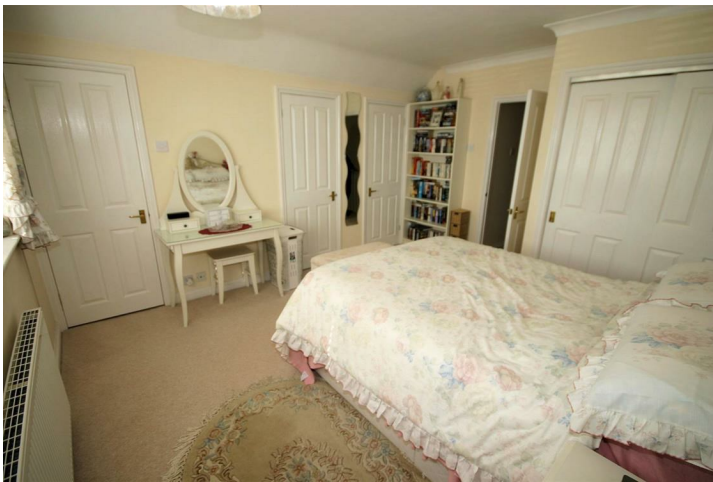
Bedroom 2

13'10" x 11'10" (4.21m x 3.61m)



UPVC double glazed window to front, built-in walk-in wardrobe(s), both sides of the room, double radiator, fitted carpet, double power point(s).

View of Bedroom 2



Family Bathroom



Four piece suite comprising panelled bath with independent power shower over and glass screen, pedestal wash hand basin, bidet and low-level WC, tiled splashbacks, heated chrome towel rail, uPVC double glazed window to side, single radiator, ceramic tiled flooring with under floor heating.

View of Family Bathroom



Outside

Front Garden & Drive



Frontage with gravel drive in & out drive, side access to the rear garden, mature shrubs and plants.

Rear Garden



A beautifully presented rear garden patio areas, lawn, side borders with mature shrubs plants, veg area etc. Outside shed. Access to the front via the side.

View of Rear Garden



View of Annex/Games Room



View of Rear Garden



View of Annex/Games Room



Annex/Games Room
25'1" x 22'7" (7.64m x 6.88m)



Two uPVC double glazed windows to front, four uPVC double glazed windows to side, wall mounted electric panel heater, wooden flooring, double power point(s), Water, waste pipe connected, uPVC double glazed french double doors, door to:

Single Attached Garage
19' x 9' (5.79m x 2.74m)

Single attached brick built garage with side personal door to the rear garden, power and light connected, window to rear, remote-controlled up and over door.

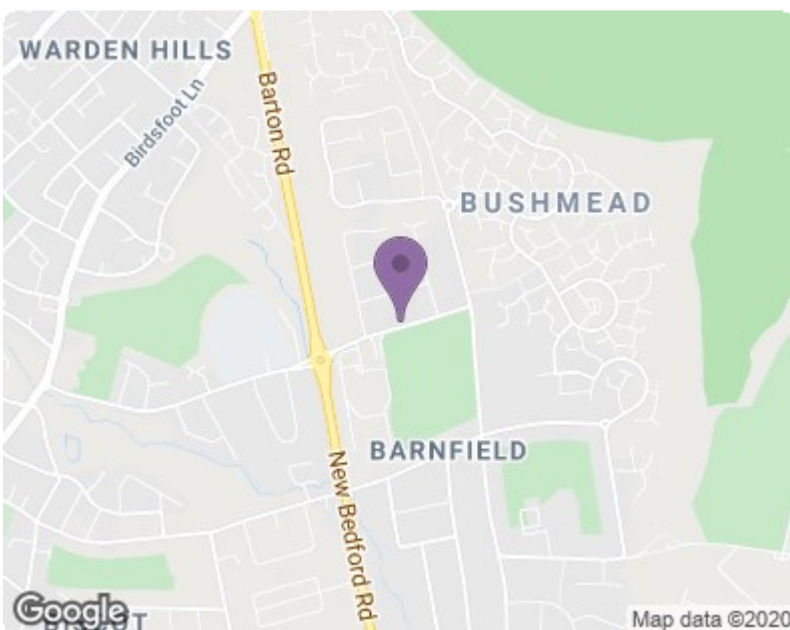
MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through dg Property Consultants. Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by

inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		51	72
		EU Directive 2002/91/EC	