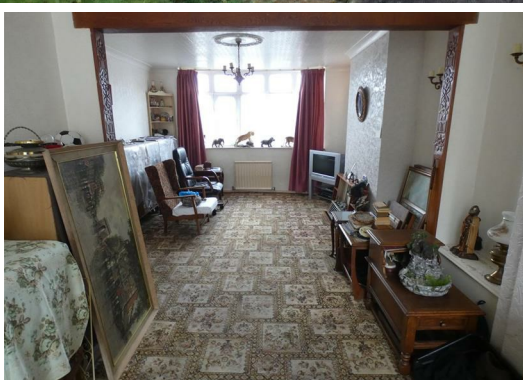




Bradshaws
Residential Sales & Lettings Since 1929

50 Hillary Crescent, Luton, Beds LU1 5JH
Asking Price £285,000



* SUPERB & SPACIOUS FAMILY HOME * OFFERING VERSATILE ACCOMMODATION * THREE BEDROOMS * SPACIOUS LOUNGE/DINING ROOM * KITCHEN * DELIGHTFUL REAR GARDEN * OFF ROAD PARKING TO THE FRONT * GAS CENTRAL HEATING * DOUBLE GLAZING (WHERE SPECIFIED) * POPULAR RESIDENTIAL LOCATION * INTERNAL VIEWING A MUST TO APPRECIATE THIS IDEAL FAMILY HOME *

3A Church Road, Harlington, Bedfordshire, LU5 6LE

Tel: 03301070255 | info@bradshawsestateagents.co.uk | bradshawsestateagents.co.uk

Bradshaws are delighted to have been favoured with sole agency instructions to offer for sale this good sized family home that offers well planned accommodation and vast potential to extend (stpp). Bradshaws strongly advise an early viewing to fully appreciate all that this stunning home has to offer the discerning buyer.

ENTRANCE HALL

12'3 x 6'3 (3.73m x 1.91m)

Providing access to all ground floor accommodation. Double glazed door to front aspect. Stairs rising to the first floor.

LOUNGE/DINING ROOM

26'3 x 12'2 (8.00m x 3.71m)

Lounge area comprising a double glazed bow window to front aspect. Radiator. TV aerial point. Fitted carpet. Coving to textured ceiling. Dining area comprising double glazed sliding patio doors to rear garden. Living flame coal effect fire. Fitted carpet. Coving to textured ceiling.

KITCHEN

23'5 x 7'9 (7.14m x 2.36m)

Comprising a range of eye and base level units with work surface over. Double drainer single sink unit. Space and plumbing for washing machine. Part tiled walls. Double glazed door and double glazed window to rear aspect. Pantry housing wall mounted boiler and central heating thermostat. Window to side aspect.

LANDING

Providing access to all first floor accommodation. Double glazed window to side aspect. Hatch providing access to loft space. Fitted carpet.

BEDROOM ONE

13'4 x 12'5 (4.06m x 3.78m)

Double glazed window to front aspect. Fitted wardrobe. Radiator.

BEDROOM TWO

11'9 x 9'9 (3.58m x 2.97m)

Double glazed window to rear aspect. Radiator. Coving to textured ceiling. Airing cupboard.

BEDROOM THREE

8'8 x 8'2 (2.64m x 2.49m)

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

6'2 x 5'6 (1.88m x 1.68m)

Comprising low level w.c., pedestal wash hand basin and paneled bath. Partly tiled walls. Double glazed window with obscure glass to front aspect.

REAR GARDEN

A good sized split level garden with a patio area adjacent to the immediate rear of the property and the remainder being laid mostly to lawn. Boundary fencing. Gated access leading to the front of the property.

TO THE FRONT

Driveway providing off road parking. Area laid to lawn. Pathway leading to the front door.

NB

Services and appliances have not been tested.

VIEWING

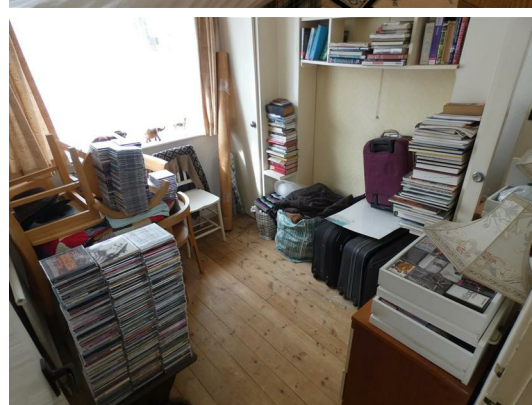
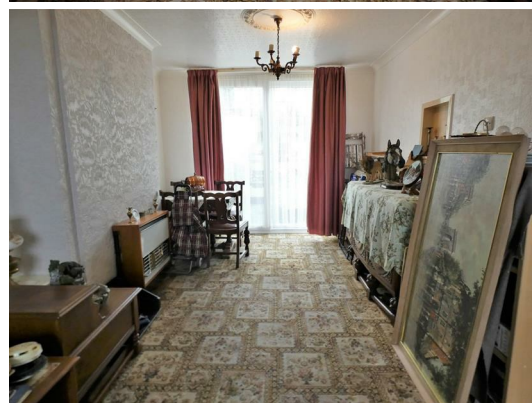
By appointment through Bradshaws.

DISCLAIMER

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(89-91) C	D		
(85-88) E	F		
(82-84) G			
(78-81) F			
(75-77) G			
(71-74) F			
(68-70) G			
(64-67) F			
(61-63) G			
(57-60) F			
(54-56) G			
(50-53) F			
(47-49) G			
(43-46) F			
(40-42) G			
(36-39) F			
(33-35) G			
(29-32) F			
(26-28) G			
(22-25) F			
(19-21) G			
(15-18) F			
(12-14) G			
(8-11) F			
(5-7) G			
(2-4) F			
(0-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(89-91) C	D		
(85-88) E	F		
(82-84) G			
(78-81) F			
(75-77) G			
(71-74) F			
(68-70) G			
(64-67) F			
(61-63) G			
(57-60) F			
(54-56) G			
(50-53) F			
(47-49) G			
(43-46) F			
(40-42) G			
(36-39) F			
(33-35) G			
(29-32) F			
(26-28) G			
(22-25) F			
(19-21) G			
(15-18) F			
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