

Dunstable Office:

01582 477 077



HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

Anstee Road, Luton
Offers In Excess Of



For details on all of our properties for sale and for rent visit www.house-hold.co.uk



The Property Experts with the Personal Touch

Anstee Road, Luton

Offers In Excess Of £390,000



Front

Entrance Hall

4'4" x 6'0" (1.31m x 1.84m)

Laminate flooring, stairs, door to:

Living Room

12'0" x 11'3" (3.67m x 3.44m)

Double glazed box bay window to front, double radiator, laminate flooring, door to:

Kitchen/Diner

11'4" x 17'7" (3.45m x 5.37m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in eye level electric oven, built-in four ring gas hob with extractor hood over, eye level grill, double glazed window to rear, double radiator, ceramic tiled flooring with ceiling spotlights, double door.

WC

4'11" x 2'10" (1.51m x 0.86m)

Two piece suite comprising, wash hand basin and low-level WC, radiator, laminate flooring.

Landing

9'6" x 8'6" (2.90m x 2.60m)

Obscure double glazed window to side, stairs, door to:

Master Bedroom

14'4" x 11'9" (4.37m x 3.57m)

Two skylights, radiator with ceiling spotlights, door to:

Bedroom 2

12'0" x 10'4" (3.67m x 3.14m)

Double glazed window to front, door to:

Bedroom 3

11'4" x 8'9" (3.45m x 2.67m)

Double glazed window to rear, door to:

Bedroom 4

7'9" x 8'6" (2.36m x 2.60m)

Double glazed window to rear, radiator, door to:

Bathroom

7 x 5.7 (2.13m x 1.52m.2.13m)

Three-piece suite comprising deep panelled " L " shaped bath, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to front with ceiling spotlights.

En-suite Shower Room

7'5" x 4'10" (2.27m x 1.48m)

Three piece suite comprising recessed shower enclosure and low-level WC tiled splashback, skylight, heated towel rail.

Garage

Single garage with up and over door to front, power connected, tap, side door to rear garden.

Rear Garden

Patio area mainly laid to lawn enclosed by fencing.

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give 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 any 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 purchasers 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 Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Offered for sale with NO UPPER CHAIN this modern FOUR BEDROOM DETACHED HOUSE is offered in EXCELLENT CONDITION throughout and boasts an EN-SUITE TO MASTER, LARGE GARDEN, GARAGE & PARKING. The property is within walking distance of LEAGRAVE TRAIN STATION.

Household Estate Agents are delighted to offer this property for sale that provides over 1,000 SQFT OF LIVING ACCOMMODATION arranged over three floors and further benefits from a LARGE KITCHEN/DINER and a DOWNSTAIRS W.C.

Anstee Road is a cul-de-sac located in the popular Leagrave district of Luton and is PERFECT FOR COMMUTERS being in close proximity to the mainline railway station. J11 & J11A of the M1 motorway are within short driving distance.

The accommodation itself consists of an entrance hall, living room, kitchen/diner & W.C to the ground floor. On the first floor, there are two double bedrooms, a single bedroom, and a family bathroom. To the first floor, you will find the master bedroom and en-suite shower room.

CONTACT YOUR LOCAL HOUSEHOLD ESTATE AGENTS OFFICE TODAY TO ARRANGE YOUR APPOINTMENT TO VIEW.



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Road Map



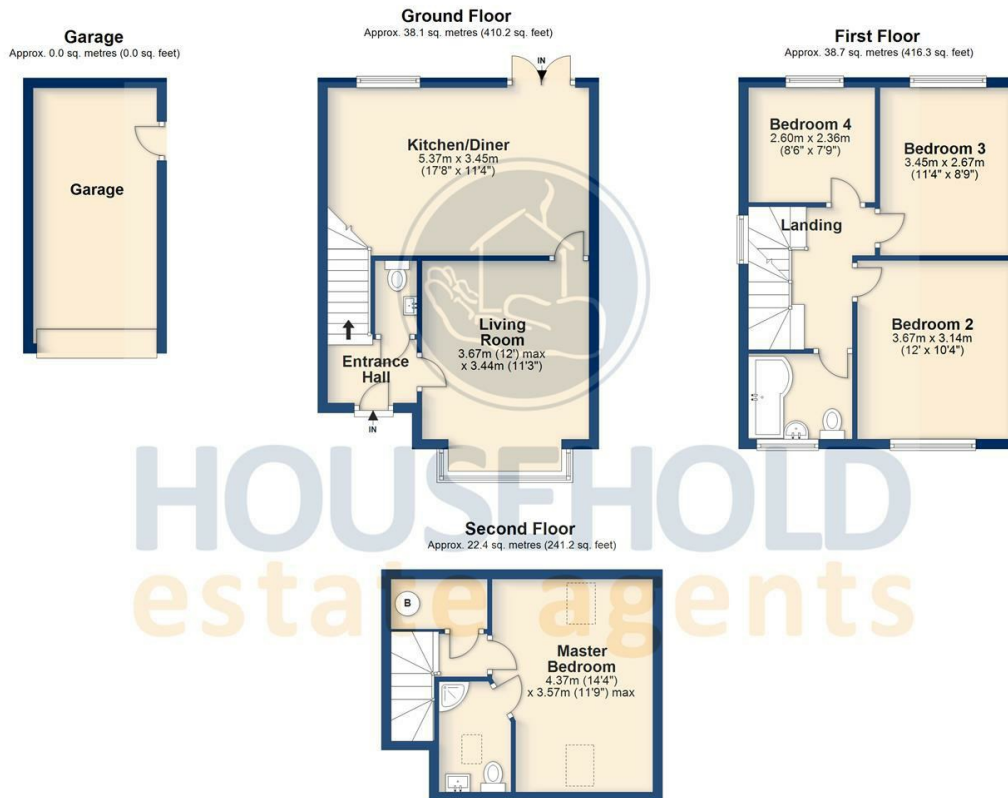
Hybrid Map



Terrain Map



Floor Plan



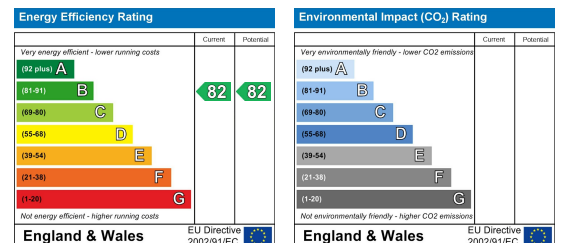
Total area: approx. 99.2 sq. metres (1067.7 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.
Plan produced using PlanUP.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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