

Dunstable Office:

01582 477 077



HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

Sundon Park Road, Luton

£265,000 Freehold



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

Sundon Park Road, Luton

£265,000



Front

Large Front garden, mainly laid to law, hardstanding pathway leading to front of property.

Entrance Hall

12'1" x 6'7" (3.68m x 2.00m)

Providing access to all ground floor rooms and stairs to first floor landing. Fitted with Radiator, laminate flooring and door to understair storage cupboard.

Living Room

10'0" x 14'9" (3.04m x 4.50m)

Double glazed window to rear, double radiator, laminate flooring.

Kitchen

7'1" x 8'6" (2.16m x 2.60m)

Fitted with a matching range of base and eye level units with worktop space over, butler style sink, plumbing for washing machine, space for fridge/freezer, gas points for cooker with extractor hood over, double glazed window to front, vinyl flooring. The boiler is housed in the kitchen.

Conservatory

8'10" x 13'8" (2.69m x 4.17m)

Part brick constructed conservatory with double glazed windows to rear and side, window to rear. Laminate flooring, door to rear garden.

Bathroom

4'8" x 8'6" (1.43m x 2.60m)

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to side, radiator.

Landing

2'10" x 6'6" (0.86m x 1.99m)

Providing access to all first floor rooms.

Master Bedroom

9'1" x 11'6" (2.78m x 3.50m)

Double glazed window to front, radiator, storage cupboard.

Bedroom 2

13'3" x 7'10" (4.04m x 2.40m)

Double glazed window to rear,

radiator, door to storage cupboard.

Bedroom 3

10'4" x 6'6" (3.14m x 1.97m)

Double glazed window to rear, radiator.

Outside

Rear Garden

Low maintenance rear garden, patio area, lawn, enclosed by fencing. Gated access to side of property. Secure gate to rear of property providing access to block of garages.

Garage

Single garage with up and over door, accessed via Sutton Gardens.

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.

WITHIN SHORT WALKING distance to LEAGRAVE TRAIN STATION this WELL PRESENTED THREE bedroom semi-detached house benefits from a STUNNING CONSERVATORY & GARAGE EN BLOCK.

Household Estate Agents are delighted to bring to market this WELL-PROPORTIONED home that is PERFECT FOR COMMUTERS, FIRST TIME BUYERS & BUY TO LET INVESTORS. The property provides the potential to add a large driveway to the front, further benefits include a GENEROUS size living room, MODERN KITCHEN plus DOUBLE GLAZING & GAS CENTRAL HEATING throughout.

The property lies on the Leagrave & Sundon Park border and surrounded by amenities including shops and schools plus open green space being just a stone's throw away. By car the property offers EXCELLENT ACCESS to J11 & 11A of the M1 motorway and is approximately 5 minutes away from the A6. Bus stops serving a variety of routes are on your doorstep.

The accommodation itself consists of an entrance hall, living room, conservatory, kitchen & bathroom to the ground floor. On the first floor you will find two double bedrooms and a single bedroom.

Externally to the rear of the property is a large low maintenance garden and access to single garage.

PLEASE CONTACT YOUR LOCAL HOUSEHOLD ESTATE AGENTS OFFICE WITHOUT FURTHER DELAY TO ARRANGE AN APPOINTMENT TO VIEW.



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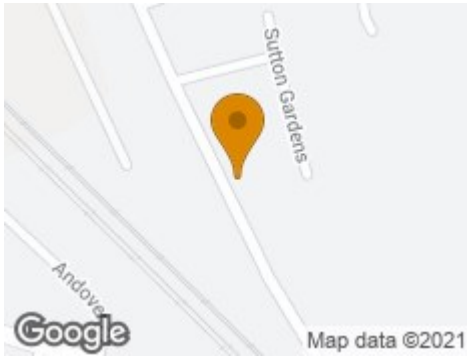
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Road Map



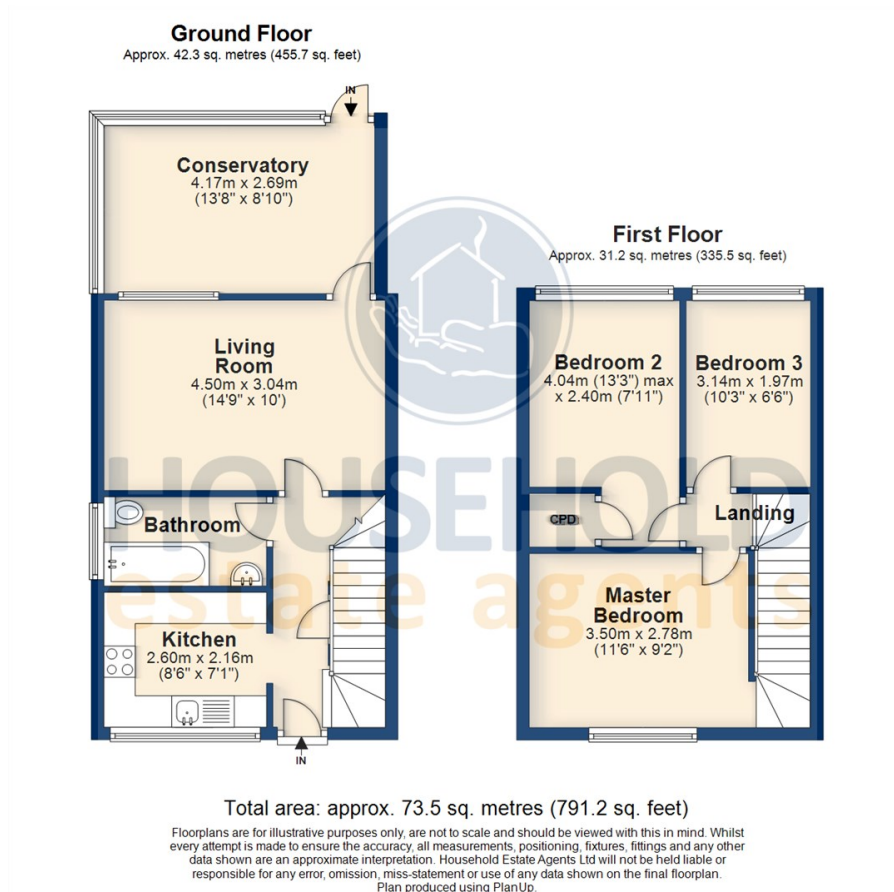
Hybrid Map



Terrain Map



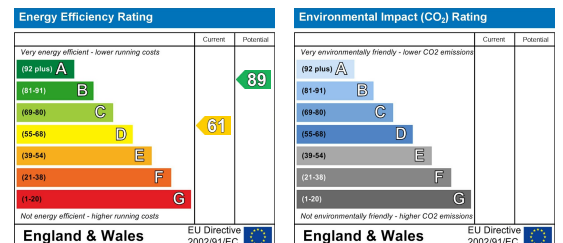
Floor Plan



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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