

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Sutton Gardens, Luton

**Offers In Excess Of £260,000 Freehold**



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The Property Experts with the Personal Touch

# Sutton Gardens, Luton

## Offers In Excess Of £260,000



### Front

Mainly laid to lawn, pathway leading to front door.

### Entrance Hall

11'10" x 5'9" (3.60m x 1.75m)

Providing access to all ground floor rooms and stairs to first floor landing, The Entrance hall is fitted with a double radiator, laminate flooring and storage cupboard under the stairs.

### Lounge/Dining Room

15'11" x 14'7" (4.86m x 4.45m)

Laminate flooring, brick built feature ornamental fireplace, radiator, double glazed window to rear, double glazed door to rear garden

### Kitchen

6'11" x 8'6" (2.10m x 2.60m)

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, double glazed window to front, radiator.

### Bathroom

4'8" x 8'6" (1.41m x 2.60m)

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low level WC, full height tiling to all walls, double glazed window to side, radiator.

### Landing

2'11" x 6'11" (0.88m x 2.12m)

Providing access to all first floor rooms and boarded loft.

### Master Bedroom

9'1" x 14'7" (2.76m x 4.45m)

Double glazed window to front, radiator.

### Bedroom 2

13'3" x 7'4" (4.05m x 2.23m)

Double glazed window to rear, radiator, cupboard housing combi boiler.

### Bedroom 3

10'3" x 6'10" (3.12m x 2.08m)

Double glazed window to rear, radiator.

### Rear Garden

Mainly laid to lawn, enclosed by fencing, secure gated access to side of property.

### Garage & Parking

There is a single garage with up and over door located nearby with hardstanding driveway in front of garage.

### View To Rear Of Property

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.

**NO UPPER CHAIN offered on this EXTENDED THREE BEDROOM end of terrace property that benefits from a GARAGE & PARKING and is ideal for COMMUTERS being within WALKING DISTANCE TO LEAGRAVE TRAIN STATION and short drive from the M1.**

Household Estate Agents are delighted to bring to market this THREE DOUBLE BEDROOM home PERFECT FOR BUY TO LET INVESTMENT OR FIRST TIME BUYERS and further benefits from DOUBLE GLAZING, GAS CENTRAL HEATING and VIEWS OF FIELDS TO THE REAR.

Sutton Gardens is a QUIET & PEACEFUL CUL-DE-SAC on the ever-popular Leagrave & Sundon Park Border, lying just over half a mile from LEAGRAVE MAINLINE RAILWAY STATION. The property is served well by local amenities being within short walking distance to a variety of shops, schools and bus links. By car the property also offers great access to the M1 & A6.

The accommodation itself consists of entrance hall, EXTENDED lounge/diner, kitchen & bathroom to the ground floor. On the first floor there are three DOUBLE BEDROOMS.

Externally to the rear of the property you will find a GENEROUS, WELL MAINTAINED & PRIVATE rear garden. A single garage with driveway to front is in a nearby block.

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



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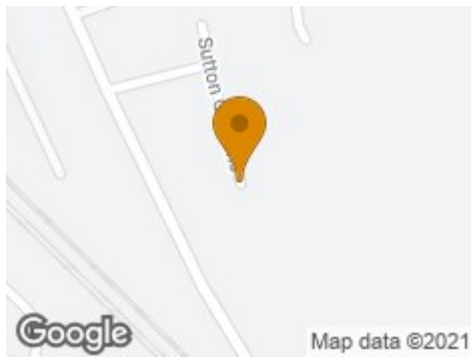
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## Road Map



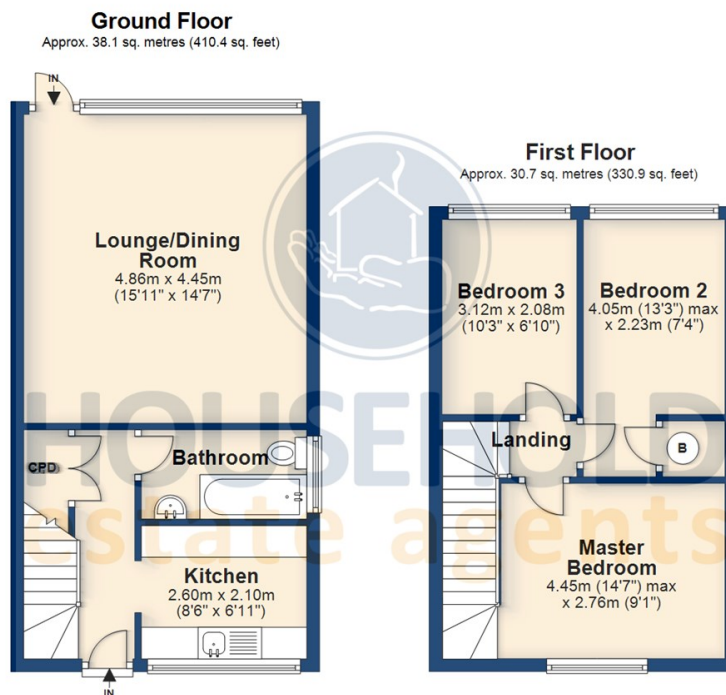
## Hybrid Map



## Terrain Map



## Floor Plan



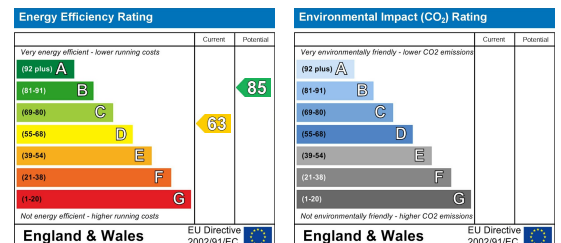
Total area: approx. 68.9 sq. metres (741.3 sq. feet)

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, mis-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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