



Connells

Muirfield  
Luton



### Property Description

This two bedroom freehold house makes the ideal first time purchases. Located at the end of a cul-de-sac a stone's throw from Warden Hills and a short stroll from Bushmead shops, this location is ideal. It is also being offered to the market chain-free!

Briefly comprises lounge and kitchen/breakfast room downstairs. Upstairs are two bedrooms and bathroom located off the landing. Externally the rear is laid mostly to lawn. The front garden is stones with a path to front door. There is also an allocated parking space.

The area of Bushmead in LU2 is known for its family orientated suburb living, located a stone's throw from Warden Hills, the area offers picturesque views and walks.

Some local shops include a Co-op, community shop and pharmacy. There is also a tapas restaurant, public house and church.

Local schools include Bushmead Primary, Icknield High and Cardinal Newman Catholic School. Luton Sixth form college and Barnfield College are also within close reach.

Luton Mainline Railway Station is under 2 miles from the residence and Leagrave Station just over 2 miles.

Call now to book your private viewing!

## Lounge

Double glazed frosted door to front aspect. Double glazed window to front aspect. Storage cupboard. Two radiators. Stairs leading to first floor.

## Kitchen/Breakfast Room

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Integrated gas hob with oven and fan over. Part tiled.

## First Floor Landing

Loft housing hot water tank. Storage cupboard.

## Bedroom One

Double glazed window to front aspect. Over stairs storage cupboard. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Heated towel rail. Fully tiled.

## Front Garden

Stones with path to front entrance. Shrubs and trees.

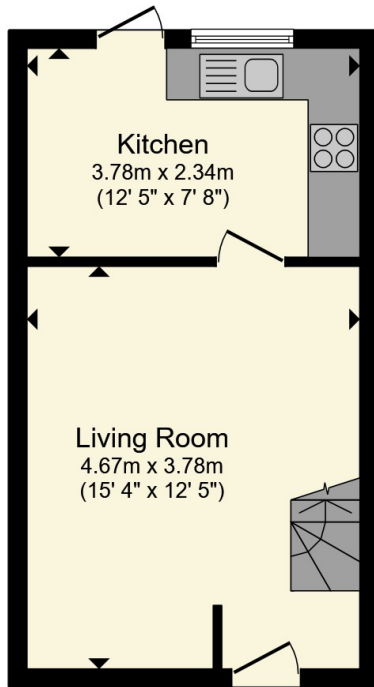
## Rear Garden

Laid to lawn with shrubs and trees. Outside tap. Double electrical socket.

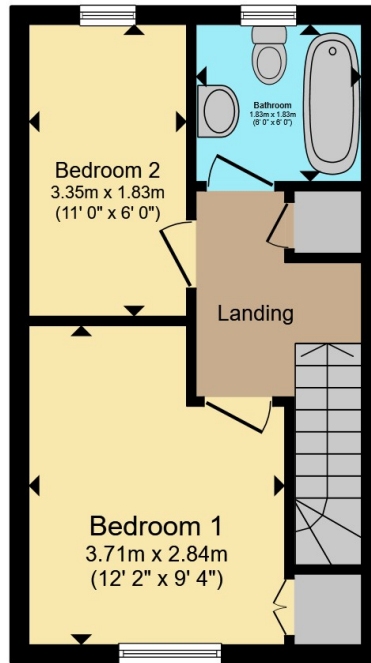
## Parking

Allocated parking space.





**Ground Floor**



**First Floor**

Total floor area 55.5 m<sup>2</sup> (598 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: C

**view this property online [connells.co.uk/Property/LUN103821](http://connells.co.uk/Property/LUN103821)**

Tenure: Freehold



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