

# Property details approval form

22 Easingwold Gardens, Luton, Bedfordshire, England, LU1 1UD

Date: 04 June 2026

Property Ref and Version: LUT318206 - 0002

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£345,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: C
- > Located in the sought-after Easingwold Gardens, just off Dallow Road
- > Immaculate family home
- > Convenient for Luton Town Centre and M1 Junction 11
- > Excellent local amenities including shops, supermarkets and bus routes
- > Three good-sized bedrooms
- > Well-proportioned lounge

## ○ Short Description

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An Immaculate Family Home in a Highly Sought-After Location

This immaculate home is ideally suited to family living and is located in the popular Easingwold Gardens, just off Dallow Road

## ○ Long Description

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An Immaculate Family Home in a Highly Sought-After Location

This immaculate home is ideally suited to family living and is located in the popular Easingwold Gardens, just off Dallow Road. The area is well regarded and highly convenient, offering easy access to Luton Town Centre and Junction 11 of the M1.

A wide range of local amenities are within easy reach, including shops, supermarkets, bus routes and other everyday essentials. The location has long proved popular with families, with well-regarded schools such as Foxdell Primary and Challney Secondary commonly attended by local children.

The accommodation briefly comprises an entrance porch, cloakroom, welcoming entrance hall, fitted kitchen and a well-proportioned lounge. To the first floor are three good-sized bedrooms and a modern family bathroom.

Externally, the property benefits from a low-maintenance rear garden, ideal for busy family life, along with parking to the front of the property.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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## ○ Room Description

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## ○ Room Description

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## ○ Property Images



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## ○ Property Images

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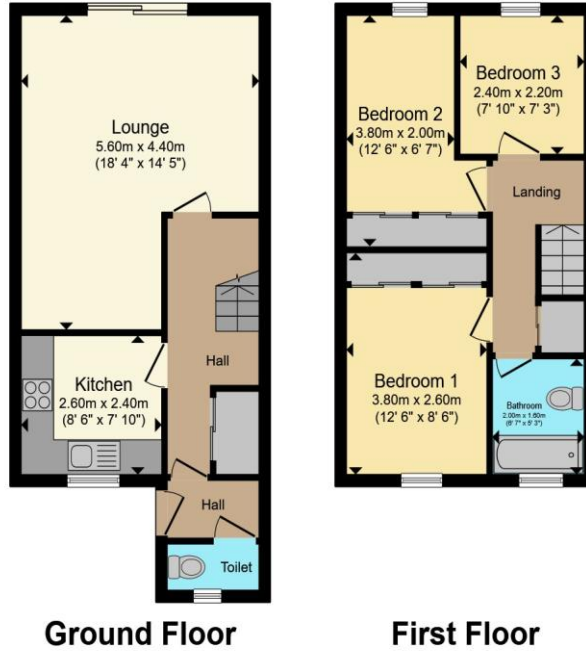
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## ○ Floor Plan



Total floor area 73.2 m<sup>2</sup> (788 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)

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## ○ Approval

Signature

Date

	Signature	Date
Patrick Kavanagh		
Mr S. Mahmood & Mrs Shagufta Sajid		