



**Connells**

Wycombe Way  
Luton



### Property Description

This detached chalet style bungalow is situated on a large plot offering a double garage with wet room and driveway down the side. The home offers versatile living with two bedrooms on the ground floor and office area and third room upstairs. Recently redecorated throughout, allowing a smooth move!

Briefly comprises two double bedrooms, lounge and bathroom located off the hallway. The kitchen is off the lounge and holds stairs to an office/landing and another bedroom. Externally there is an out building with electric and water supply, wet room, the rear is laid mostly to lawn and there is a drive to the side with gates.

Warden Hills is a suburb of Luton located around three miles from the town centre. It boasts tranquillity and quiet green areas. While still being in close proximity of everyday amenities.

A short stroll is the Marks and Spencer's and Aldi.

Barton Hills has more to offer including a Sainsbury's supermarket, doctors, and dentist.

Local schools include; Warden Hill Infant and junior. Cardinal Newman Catholic School & Specialist Science College and Icknield High School.

Leagrave railway station is around 1.5 miles from the residence and accommodates the Thameslink line into St Pancreas.

Call to view.

### Entrance Hall

Double glazed frosted door to front aspect. Storage cupboard Laminate flooring. Radiator.

### Bedroom Two

Double glazed window to front aspect. Radiator.

### Bedroom One

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. Fully tiled. Radiator.

### Lounge

Double glazed bay window to front aspect. Double glazed window to side aspect. Laminate flooring. Two radiators.

### Kitchen

Double glazed frosted door and window to rear aspect. Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated fridge/freezer. Four gas hob and oven. Combi boiler. Stars to first floor.

### First Floor Landing/Office

Double glazed sky light to side aspect.

### Bedroom Three

Double glazed sky light to front and rear aspects.

### Wet Room

Double glazed frosted window to front aspect. Suite comprising shower, wash hand basin and low level wc. Tiled. Extractor fan.

## Front Garden

Shingle with path to front. Driveway for one vehicle.

## Rear Garden

Lawn area with shrubs and trees.

## Out Building

Double glazed frosted door to front aspect.  
Two double glazed window to side aspect.  
Laminate flooring. Plumbing.





To view this property please contact Connells on

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EPC Rating: D    Council Tax  
Band: D

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Tenure: Freehold



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