



**Connells**

Priestleys  
Luton



### Property Description

Well Presented Extended Six Bedroom Semi-Detached Corner Plot Family Home Situated In The Farley Hill Area Of Luton.

This Property Would Be A Perfect For A large Family Who Need Space And Still Has Potential To Build To The Rear An In The Loft STPP (Subject To Planning Permission).

Ideally Located For a Wide Range Of Local Services, Schools, Shops and Amenities, As Well As Offering Easy Access.

The Property Benefits from a Porch, Entrance Hall, Lounge, Kitchen, Cloakroom and Bedroom 6.

To the First Floor there are 5 Bedrooms and Family Bathroom.

Externally You Have a Wrap Round Garden With a One Bedroom Annex With Off Street Parking To Front an Rear.

### Entrance Porch

Double glazed window and door to front. Door to entrance hall.

### Entrance Hall

Door to entrance porch. Radiator. Under stairs storage cupboard.

### Cloakroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Heated towel rail. Fully tiled. Double glazed window to side. Access to bedroom one.

### Bedroom Seven

13' 6" x 18' 5" (4.11m x 5.61m)  
Double glazed window to rear. Radiator. Access to cloakroom. Dressing Room.

### Kitchen

19' x 14' 1" (5.79m x 4.29m)  
Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Range cooker. Cooker hood. Boiler. Partly tiled. Plumbing

and space for appliances. Double glazed window to rear. Double glazed door to side. Storage cupboard.

### Lounge

18' 6" x 10' 7" (5.64m x 3.23m)  
Double glazed window to front. Gas fire. TV and Telephone point. Double glazed patio doors to rear.

### First Floor Landing

Double glazed window to side. Loft hatch. Storage cupboard.

### Bedroom Two

13' 7" x 8' 9" (4.14m x 2.67m)  
Double glazed window to rear. Radiator.

### Bedroom Three

12' x 8' 6" (3.66m x 2.59m)  
Double glazed window to rear. Radiator.

### Bedroom Four

9' 5" x 10' 4" (2.87m x 3.15m)  
Double glazed window to front. Radiator.

### Bedroom Five

10' 8" x 9' 7" (3.25m x 2.92m)  
Double glazed window to rear. Radiator.

### Bedroom Six

7' 4" x 9' 1" (2.24m x 2.77m)  
Double glazed window to front. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Corner bath. Radiator, Fully tiled. Double glazed window to front.

### Outside

## Annexe

Living Room: Double glazed door to front.

Kitchen: Fitted with wall and base units. Stainless steel sink drainer. Double glazed window to rear

Bedroom: Double glazed window to front. Radiator.

Shower Room: Fitted with low level wc. Wash hand basin. Shower cubicle. Partly tiled.

## Rear Garden

Brick paved rear garden.

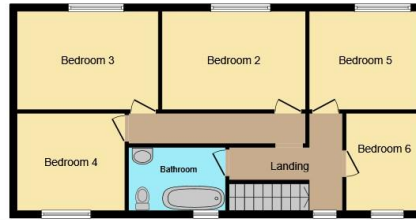
## Front Garden

Off street parking.





**Ground Floor**



**First Floor**



**Annex**

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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax Band: B

**view this property online [connells.co.uk/Property/LUT317700](http://connells.co.uk/Property/LUT317700)**



Tenure: Freehold



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Property Ref: LUT317700 - 0005