



Connells

Hayhurst Road
Luton



Property Description

Connells are pleased to offer this well presented four bedroom semi - detached corner property situated in a cul - de - sac on the Luton and Dunstable border.

The ground floor features a porch leading into a spacious entrance hall, with access to a large lounge and a kitchen/diner with utility area. A lobby off the kitchen provides access to a large cellar housing boiler and additional storage. Bedroom four, currently used as an office, benefits from an contemporary ensuite shower room.

On the first floor there are three good size bedrooms and a family bathroom.

The property benefits from all mains services and full gas central heating, and is ideally located close to Junction 11 of the M1 and the L&D Hospital. The guided busway is also within easy reach, providing direct access to Luton town centre, the airport, and other local amenities.

Externally, the property benefits from mature front gardens with a pond, while the rear offers a spacious garden featuring a patio, lawn, vegetable plot, and a wooden cabin. A block-paved area to the rear, accessed via secure gates, provides off-road parking for two vehicles.

Viewings highly advised to appreciate the space, layout and fantastic potential this property has to offer.

Entrance

The front of the property features a paved pathway leading to the entrance, with neatly maintained flower beds, borders, shrubs and ferns.

Porch

The property benefits from a large entrance porch, providing ample storage space for shoes, boots, coats, and bags, making it both practical and ideal for busy households.

Hall

Large light hallway leading to all areas. Storage cupboard.

Lounge

The property boasts a large open-plan living area, offering a bright and versatile space for both relaxing and entertaining. It benefits from double glazed windows to both the front and rear, allowing for an abundance of natural light throughout. A feature electric log effect fireplace adds a warm and inviting focal point to the room.

Kitchen / Diner

Fitted with a range of wall and base units, this well-equipped kitchen features a stainless steel sink with drainer and ample work surface space. A breakfast bar provides

additional seating and practicality, while integrated appliances include a double oven, induction hob with extractor fan and fridge. The room is partly tiled and benefits from a radiator and a double glazed window to the rear, allowing for plenty of natural light.

Utility Room

The utility room is fitted with a range of wall and base units, complemented by a stainless steel sink with drainer and ample work surface space. It houses a dishwasher, washing machine and condenser drier making it a practical area for day-to-day use.

Bedroom Four

This spacious bedroom benefits from double glazed windows to both the front and side, allowing for natural light. The room offers ample space for a double bed and additional furnishings, with access to the ensuite.

En Suite

The ensuite is finished in a contemporary style and fitted with a low-level WC, wash hand basin, and a modern shower cubicle.

First Floor Landing

Stairs rising from the entrance hall lead to the first floor landing, which benefits from a double glazed window to the side. Access to loft.

Loft

The loft space is fully boarded and benefits

from lighting and power, making it suitable for storage or potential use. It also features panelled eaves with additional built-in storage areas, maximizing the available space.

Bedroom One

This bedroom benefits from a double glazed window to the rear, allowing for natural light throughout. The room is fitted with full-width built-in wardrobes, providing excellent storage space.

Bedroom Two

This bedroom benefits from a double glazed window to the front allowing for natural light. The room is fitted with wardrobes including overhead storage cupboards, providing excellent additional storage.

Bedroom Three

This bedroom benefits from a double glazed window to the front, allowing for natural light. The room is fitted with wardrobes including overhead storage cupboards, providing excellent additional storage.

Bathroom

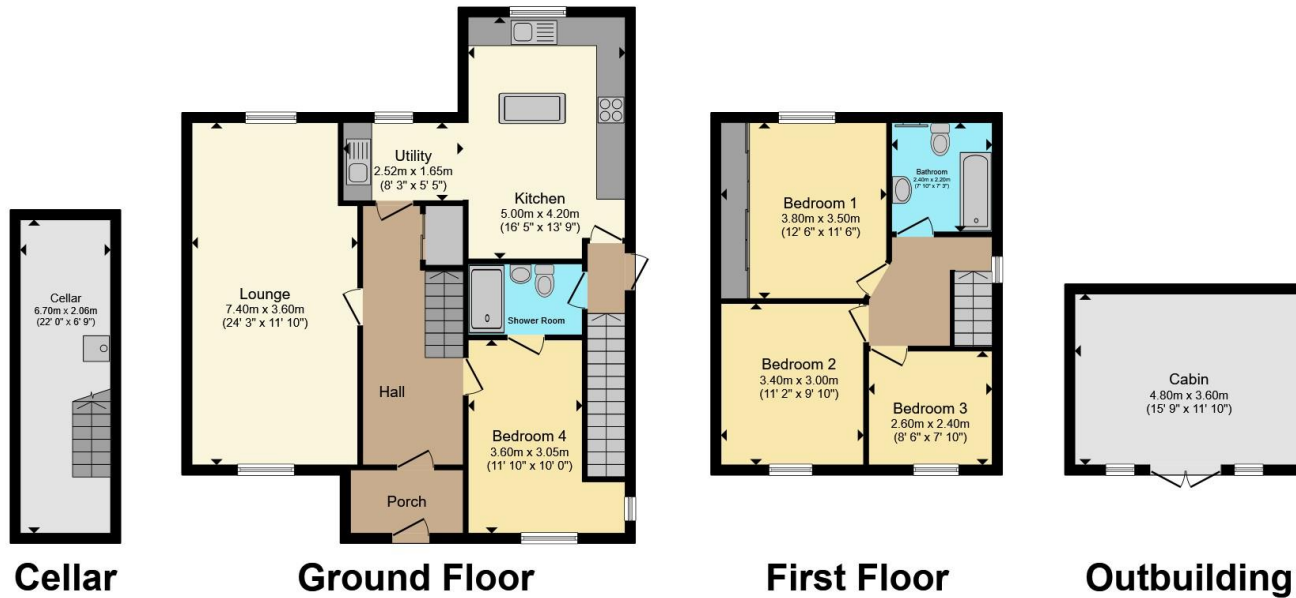
The contemporary family bathroom is fitted with a modern suite comprising a bath with mixer taps and wall fitted shower and glass shower panel, low-level WC, and wash hand basin. The room is fully tiled, creating a clean and stylish finish, and is further enhanced by two wall-mounted cabinets and an illuminated mirror with a digital clock, adding both practicality and a touch of luxury.

Rear Garden









Total floor area 152.1 m² (1,637 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



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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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