



**Connells**

Hart Hill Lane  
Luton



## Property Description

Connells Are Please To Offer This Four-Bedroom Semi - Detached House, Located Off Crawley Green Road. This Property Is Ideal For a Growing Family As There Are Local Transport Links Close By and Local Schools Are Within Proximity.

In Brief The Property Comprises of; Entrance Hall, Lounge, Kitchen, Conservatory, Downstairs Bathroom and Two Bedrooms To The First Floor there are Three Bedrooms and Family bathroom.

This is an opportunity not too missed!!  
Viewing available by appointment!!

16' x 8' 1" ( 4.88m x 2.46m )

### Room

6' 8" x 8' 8" ( 2.03m x 2.64m )

### Rear Garden

### Front Garden

### Entrance Porch

### Cloakroom

### Entrance Hall

### Lounge

16' 9" x 14' 1" ( 5.11m x 4.29m )

### Kitchen

14' 2" x 11' ( 4.32m x 3.35m )

### Conservatory

9' x 15' ( 2.74m x 4.57m )

### Bedroom One

16' 7" x 16' 9" ( 5.05m x 5.11m )

### Bedroom Two

12' 3" x 10' 9" ( 3.73m x 3.28m )

### Bedroom Three

11' x 11' ( 3.35m x 3.35m )

### Bedroom Four









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)

To view this property please contact Connells on

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**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT317473](http://connells.co.uk/Property/LUT317473)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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