



Santingfield North Luton LU1 5LS

for sale
£475,000



Property Description

IMMACULATELY PRESENTED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME

This spacious and beautifully presented semi-detached family home is located in the Farley Hill/Santingfield North area of Luton and offers versatile accommodation ideal for modern family living.

Upon entering, you are welcomed by a bright entrance hall leading to a spacious and airy lounge, along with a contemporary kitchen/diner that provides the perfect space for both everyday living and entertaining. A standout feature of the property is the versatile ground floor fourth bedroom, which benefits from its own entrance hall and shower room, making it ideal for guests, multi-generational living, or those working from home.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a driveway providing off-road parking to the front, while to the rear is a larger private garden, offering an excellent space for families, entertaining, and outdoor enjoyment. Conveniently situated in the desirable Farley Hill area, the property enjoys excellent access to local amenities, well-regarded schools, Luton town centre, transport links, and Luton airport.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.

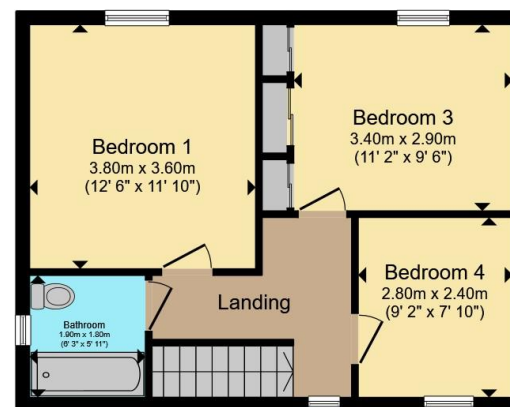








Ground Floor



First Floor

Total floor area 106.2 m² (1,143 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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T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318561



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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