

Connells

Watermead Road
Luton

# Watermead Road
# Luton LU3 2TF

for sale offers in excess of
**£350,000**







## Property Description

A fantastic opportunity to acquire this chain-free three-bedroom family home on the ever-popular Watermead Road in Limbury. Ideally located just a stone's throw from local shops and everyday amenities, the property offers well-proportioned accommodation throughout and excellent potential to extend, subject to the usual planning permissions.

The home is perfect for buyers looking to put their own stamp on a property, with spacious living accommodation and plenty of scope for future improvement. To the rear, the property boasts a generous garden that enjoys a good degree of privacy, as it is not overlooked, creating an ideal space for families, entertaining or simply relaxing outdoors.

A driveway to the side leads to a garage, providing ample off-road parking and further potential for extension. With popular schools, transport links and local amenities all within easy reach, this is a fantastic home in a highly convenient location.

Please note that an AML fee is chargeable to the buyer once an offer is 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.

## Entrance Porch

Double glazed door and window to front aspect. Laminate flooring.

## Entrance Hall

Frosted door and window to front aspect. Stairs leading to first floor. Under stairs storage cupboard. Radiator.

## Lounge/Diner

Double glazed window to front aspect. Double glazed sliding door to rear aspect. Gas fire place. Two radiators.

## Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and tumble dryer. Space for an oven. Door to garage. Boiler.

## First Floor Landing

Double glazed frosted window to side aspect. Loft access.

## Bedroom One

Double glazed window to front aspect. Built in wardrobes. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Built in wardrobes housing hot water tank. Radiator.

## Bedroom Three

Double glazed windows to front and side aspects. Built in wardrobes. Radiator.

## Bathroom

Double glazed frosted window to rear and side aspects. Suite comprising bath with shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

## Front Garden

Block paved driveway for multiple vehicles. Lawn area. Shrubs and trees.

## Rear Garden

Laid to lawn with a patio area.

## Garage

Electric up and over door. Service door to rear aspect. Two single glazed windows to rear aspect.









To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: Awaited

Council Tax Band: D

**view this property online connells.co.uk/Property/LUN104132**

Tenure: Freehold

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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