

Connells

Birling Drive
Luton

Birling Drive
Luton LU2 8JA

for sale
£475,000







Property Description

Connells are delighted to offer this spacious four-bedroom detached family home, ideally situated on the ever-popular Birling Drive in the sought-after Putteridge area of Luton.

Offering approximately 1,293 sq. ft. of well-proportioned accommodation, this attractive home is perfect for growing families seeking generous living space in a highly desirable residential location.

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge,a fitted kitchen opening through to a separate dining area with French doors leading directly onto the rear garden, creating an ideal space for both everyday family living and entertaining. A convenient ground floor cloakroom/WC completes the downstairs accommodation.

To the first floor, the property offers four bedrooms, including a principal bedroom benefiting from an en-suite shower room. Three further bedrooms are served by a family bathroom, providing ample accommodation for family members or those working from home.

Externally, the property boasts a private rear garden, perfect for relaxing and outdoor entertaining, whilst to the front there is a driveway providing off-road parking and a garage.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to 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.

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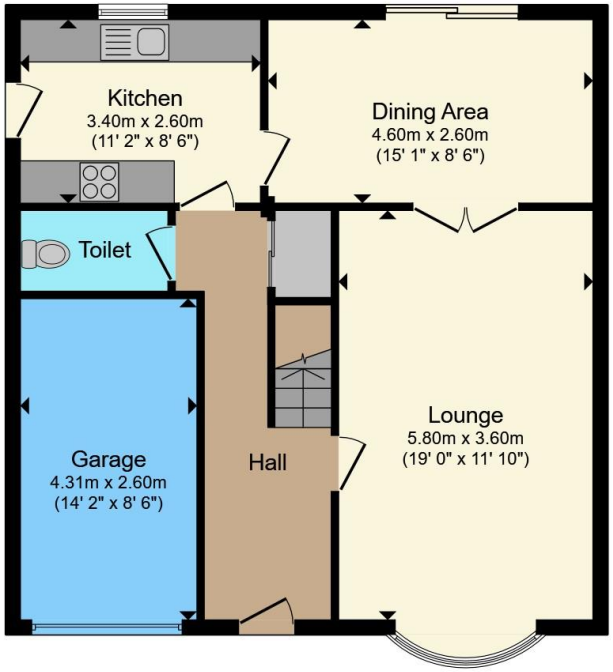




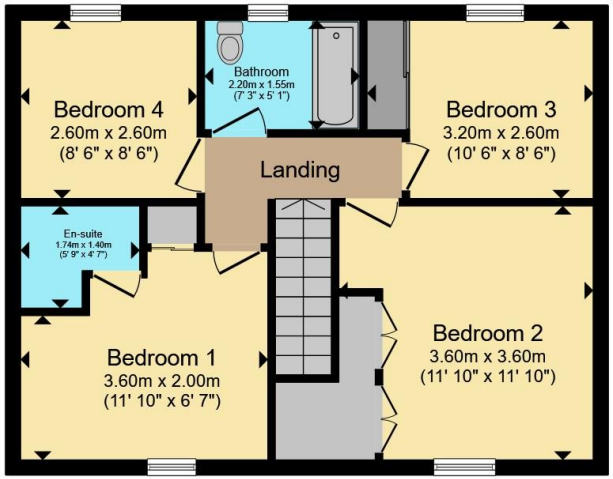








Ground Floor



First Floor

Total floor area 120.1 m² (1,293 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

Connells

To view this property please contact Connells on

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E stopsley@connells.co.uk

Jansel House Parade 656 Hitchin Road Stopsley
LUTON LU2 7XH

EPC Rating: Awaited

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/STP308711

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.