

Connells

Barton Road
Luton

Barton Road
Luton LU3 3NH

for sale
£800,000







Property Description

Occupying a generous plot of approximately 240 sq. metres, this deceptively spacious five-bedroom family home is set along one of Luton's most prestigious and sought-after roads. Immaculately presented throughout, the property combines contemporary styling with an array of modern smart-home features and gadgets, creating a home that is ready to move straight into.

The well-planned accommodation offers five excellent-sized bedrooms, including two bedrooms with en-suite facilities, providing flexible living space for growing families. Outside, a fantastic detached annex offers the perfect solution for those working from home, operating a business, pursuing hobbies, or requiring additional guest accommodation.

Further benefits include ample off-road parking, a private rear garden ideal for entertaining and family enjoyment, and beautifully maintained interiors that must be seen to be fully appreciated.

Homes of this size, quality and location rarely become available, making an internal viewing essential to appreciate everything this outstanding property has to offer.

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 Hall

Door to front aspect.

Lounge

Double glazed window to front aspect. Radiator.

Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Tiled. Radiator.

Kitchen/Diner

Double glazed bi folding doors. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Part tiling. Double electric oven with electric hob. Integrated dishwasher. Integrated fridge/freezer. Island. Spotlights.

Utility Room

Door leading to garden. Wall and base units with work surfaces over. Integrated washing machine.

Landing

Stairs leading from entrance hall.

Bedroom One

Double glazed window to rear aspect. Radiator.

En-Suite

Suite comprising shower cubicle, vanity wash hand basin and low level wc. Extractor fan. Fully tiled. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

En-Suite

Suite comprising shower cubicle, wash hand basin and low level wc.

Bedroom Four

Double glazed windows to rear and side aspects. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps, wash hand basin and low level wc. Radiator. Fully tiled.

Landing

Stairs leading from first floor landing.

Bedroom Three

Double glazed windows to front and rear aspects. Radiator.

Bedroom Five

Double glazed window to front aspect. Radiator.

Shower Room

Suite comprising shower cubicle, wash hand basin and low level wc.

Front

Driveway providing off road parking for five vehicles.

Rear

Laid to lawn with a patio area.

Annex

Kitchen area comprising a range of wall and base units with work surfaces over incorporating a sink unit. Space for a fridge/freezer.
Shower room comprising shower cubicle, wash hand basin and low level wc.
Power and electric.









To view this property please contact Connells on

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1A Riddy Lane
LUTON LU3 2AD

EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/LUN104136

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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