



St Andrews Grove, Luton, Bedfordshire

London Properties are pleased to offer to the market this Four-Bedroom Detached family home situated in a gated private cul-de-sac off the highly regarded Montrose Avenue. The property benefits from entrance hallway, downstairs cloakroom, light & airy lounge, dining room, Study kitchen/diner, utility room, large family bathroom, en-suite shower x 2, rear garden, gas central heating, fully double glazed, detached garage and off-street parking for 3 cars. The property benefits from no upper chain and internal viewings are highly recommended through London Properties by appointment only.

£589,950 Freehold



Harrow Weald Branch Tel: 020 8861 4615

95 High Street, Harrow Weald, Middlesex, HA3 5DL. Fax: 020 8861 3610 Email: info@london-properties.co.uk

www.london-properties.co.uk

Proprietor: Mukesh B. Mehta

ADDITIONAL PHOTOGRAPHS



6 Saint Andrews
Grove, LU3 1FE.pdf

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London Properties

St Andrews Grove, Luton, Bedfordshire, LU3 1FE

ACCOMMODATION COMPRISES:

	Entrance through hardwood effect double glazed door opening to....
ENTRANCE HALL:	Understairs storage cupboard, radiator, power points & hardwood flooring.
GUEST CLOAKROOM:	Front aspect double glazed window, low level WC, wash hand pedestal unit, partly tiled walls, extractor fan, radiator & hardwood wood flooring.
RECEPTION 1:	16' 4" (4m 98cm) x 11' 5" (3m 48cm). Rear aspect double glazed windows x 2, radiator x 2, power points, television aerial points, ceiling spotlights and hardwood flooring.
RECEPTION 2:	12' 7" (3m 84cm) x 11' 2" (3m 40cm). Front aspect angled double glazed window, power points, radiator and hardwood flooring.
RECEPTION 3:	8' 4" (2m 54cm) x 8' 11" (2m 72cm). Side aspect double glazed window, power points, radiator and hardwood flooring.
KITCHEN/BREAKFAST ROOM:	13' 8" (4m 17cm) x 11' 5" (3m 48cm). rear aspect double glazed window, wall and base level units with worktops, space for cooker, integrated fridge/freezer, integrated dishwasher, integrated oven & grill, power points, partly tiled walls, stainless steel sink unit and tiled flooring.
Stairs to first floor:	Fitted carpet and front aspect double glazed window.
Landing:	Large airing cupboard, power points, ceiling spotlights, access to loft storage & hardwood flooring.
BEDROOM 1:	12' 8" (3m 86cm) x 10' 6" (3m 20cm). Front aspect double glazed window, radiator, power points, fitted wardrobes, hardwood flooring & door to
EN-SUITE SHOWER ROOM:	Side aspect double glazed window, shower cubicle, low level WC, vanity unit with storage below, partly tiled walls, extractor fan and tiled flooring.

BEDROOM 2:	12'3 x 10'4 Front & Side aspect double glazed window, radiator, power points, fitted wardrobes, hardwood flooring & door to
EN-SUITE SHOWER ROOM:	Side aspect double glazed window, shower cubicle, low level WC, vanity unit with storage below, partly tiled walls, extractor fan and tiled flooring.
FAMILY BATHROOM:	Rear aspect double glazed frosted window, oval panel enclosed bath with mixer taps & shower attachment, low level WC, pedestal wash hand basin with mixer taps, radiator, half tiled walls, extractor fan & tiled flooring.
BEDROOM 3:	12' 3" (3m 73cm) x 6' 9" (2m 6cm). Front aspect double glazed window, radiator, power points, fitted wardrobes, hardwood flooring.
BEDROOM 4:	12' 2" (3m 71cm) x 10' 8" (3m 25cm). Rear aspect double glazed window, radiator, power points, fitted wardrobes, hardwood flooring.
UTILITY ROOM:	5' 10" (1m 78cm) x 11' 5" (3m 48cm). Rear aspect double glazed window, wall and base level units, stainless steel sink unit, plumbed for washing machine, vented for dryer, space for fridge freezer, side aspect double glazed door.
Exterior:	
REAR GARDEN:	Approximately 65ft Rear Garden with patio area, good size lawn, side patio area leading to gate, access to garage side door and side driveway.
FRONTAGE:	Paved
GARAGE:	Detached Garage via own driveway with off street parking for 2/3 cars

GENERAL INFORMATION:

TENURE:	Freehold
LOCAL AUTHORITY:	Luton
COUNCIL TAX:	Band - F
FIXTURES & FITTINGS:	All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

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**ENERGY PERFORMANCE
CERTIFICATE:**

Energy Performance Asset Rating is 76 Rating. A copy of this property's energy performance certificate is available on request

VIEWINGS:

Through London Properties by appointment only.

AGENTS NOTE:

London Properties have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

MAILING LIST:

We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.

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