



A spacious three bedroom chalet bungalow nestled in the ever popular Florence Avenue area of Luton. An extended chalet bungalow offering versatile accommodation over two floors. This property features a spacious entrance hall, large lounge/dining room, fitted kitchen/breakfast room plus an additional reception room/bedroom and shower room on the ground floor. Upstairs features two further good-sized double bedrooms. There is an integral garage and a brick built workshop (offering potential to convert to a home office or hobby room) to the rear of the property close to a private and enclosed rear garden. The front of the property features a shingle garden area and paved driveway with ample off-road parking.

The property is conveniently located close to Leagrave mainline train station, offering fast and frequent access to London and beyond. Internal viewings are strongly recommended to appreciate this family home.



## Porch

Double glazed sliding door and double glazed window to the front. Tiled floor. Part glazed hard wood door leading to:

## Entrance Hall

Proving access to all ground floor accommodation with a double glazed window to the front. Radiator. Fitted carpet. Under stairs storage cupboard. Wall light. Stairs rising to the first floor accommodation.

## Lounge / Dining Room

Double glazed door and double glazed windows to the rear and side aspects. Fitted carpet. Two radiators. Wall light points. Fitted carpet. Coved and textured ceiling. Central heating thermostat.



## Kitchen / Breakfast Room

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Integrated gas hob with an extractor over. Integrated eye level oven and grill. Double glazed windows to the rear aspect. Double glazed door leading to the rear garden. Radiator Breakfast bar. Space for fridge and freezer. Space and plumbing for a washing machine. Door leading to the garage.



## Shower Room

Fitted to comprise a w/c. Wash hand basin set into a vanity unit and a shower enclosure with a mains fed shower over. Airing cupboard. Part tiled walls. Double glazed window to the side aspect.



## Bedroom Three / Reception Room

Currently being used as a bedroom. Double glazed window to the front aspect. Radiator. Coved and textured ceiling. Fitted carpet.



## First Floor Landing

Providing access to bedrooms one and two. Double glazed window to the front aspect. Radiator. Fitted carpet. Wall light. Hatch to the loft.



## Bedroom One

Double glazed window to the front aspect. Radiator. Fitted carpet. Coved and textured ceiling.





### Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet. Coved and textured ceiling. Fitted wardrobe. Door leading to the eaves storage area which houses the wall mounted boiler.



### Integral Garage

With up and over door. Light and power. Door to the kitchen / Breakfast Room.

### Rear Garden

A good sized and open aspect rear garden laid mostly to lawn with flower and shrub borders. Patio area adjacent to the rear of the property. Boundary fencing. Brick built storage shed / workshop with light and power which could easily be converted to provide a hobby room or office.



### Rear Elevation

Showing the ground floor rear extension which provides a larger lounge / dining area and kitchen / breakfast room.



### To the Front

Paved driveway providing off road parking for two cars and access to the garage.



### NB

Services and appliances have not been tested.

### Viewing

By appointment through Bradshaws.

### Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

## 67 Florence Avenue

Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft  
(Including Outbuilding)

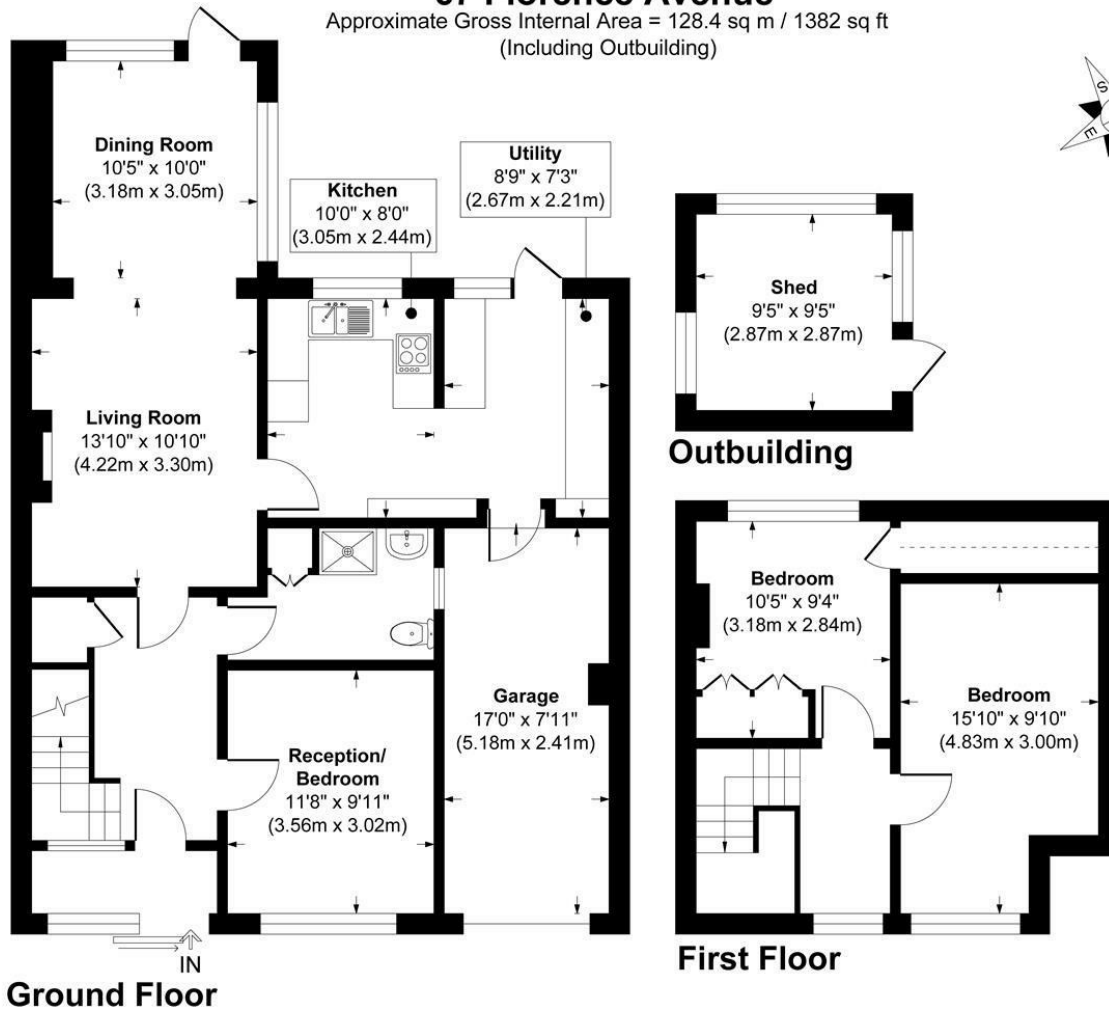


Illustration for identification purpose only, measurements approximate, and not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	56	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		