



Nestled at the end of a tranquil cul-de-sac in the sought-after area of Wandon Close, Luton, this immaculate semi-detached house presents an exceptional opportunity for families and individuals alike. The property boasts three generously sized double bedrooms, ensuring ample space for relaxation and rest.

This extended home not only stands in immaculate order throughout but also presents potential for further extension, allowing you to tailor the space to your personal preferences. Viewing is strongly advised to fully appreciate the charm and possibilities this property has to offer. Don't miss the chance to make this wonderful house your new home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The highlight of this residence is the feature rear aspect kitchen / dining room, which offers a delightful space for family meals and gatherings.

The house also includes a well-appointed bathroom, and a first floor cloakroom providing convenience for the busy household. Outside, the property features off-road parking for up to four vehicles, along with a garage, ensuring that parking is never a concern. The front garden is well-maintained, while the good-sized rear garden offers a private outdoor retreat, ideal for children to play or for hosting summer barbecues.

Entrance Hall

Part double glazed front door accessed from the side of the property. Wooden laminate flooring. Radiator. Carpeted stairs leading to the first floor accommodation.



Bathroom

A downstairs bathroom comprising a WC, pedestal wash hand basin and a panelled bath with a rain shower over with a handheld attachment. Tiled floor and tiled walls. Extractor fan. Heated towel rail. Inset ceiling spotlights. Obscured double glazed window to the rear aspect.



Lounge

Double glazed bay window to the front aspect. Opening for fireplace. Radiator. Wooden laminate flooring. Inset ceiling spotlights.



Kitchen

Fitted with a modern range of grey and white gloss wall and base units with a wood effect work surface over, incorporating a 1½ stainless steel drainer sink unit with mixer tap. Integrated oven plus an electric hob with extractor hood. Combi microwave and grill. Space and plumbing for a washing machine and a slimline dishwasher. Space for an upright fridge/ freezer. Part tiled walls and tiled floor. Inset ceiling spotlights. Understairs storage cupboard.



Dining Area

A rear extension to provide a bright and spacious dining area. Double glazed window to the side aspect and a Velux sky light. French patio doors leading to the rear garden. Wooden laminate flooring. Radiator.



Landing

Providing access to the three bedrooms. Fitted carpet. Hatch to partially boarded loft space with ladder access and housing the gas combi boiler.

Bedroom One

Two double glazed windows to the front aspect. Stylish vertical radiator. Fitted carpet. Inset ceiling spotlights.



En-Suite

Comprising a WC and wall hung corner wash hand basin. Wooden laminate flooring. Inset ceiling spotlights.

Bedroom Two

Double glazed window to the rear aspect. Wooden laminate flooring. Radiator.



Bedroom Three

Double glazed window to the rear aspect. Wooden laminate flooring. Radiator.



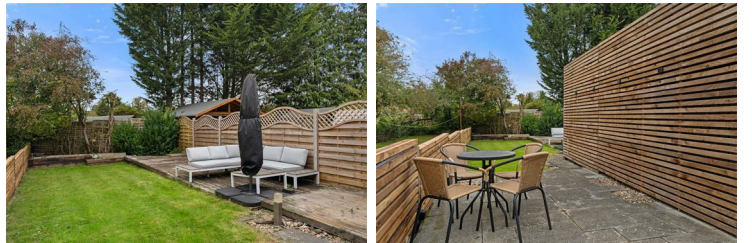
To the Front

A driveway providing off road parking for one vehicle plus a gravelled frontage offering additional parking. Shared access to the side of the property leading to the garage and rear garden



Rear Garden

A well kept rear garden, laid to lawn, with mature trees and bushes. Raised decking immediately adjacent to the property, stepping down to a block paved patio area. An additional decked area benefitting from the afternoon and evening sunshine. Boundary fencing. External power point. Security lights.



Garage

A single detached garage situated at the rear of the property with an up and over door. A further parking space in front of the garage.

NB

Services and appliances have not been tested.

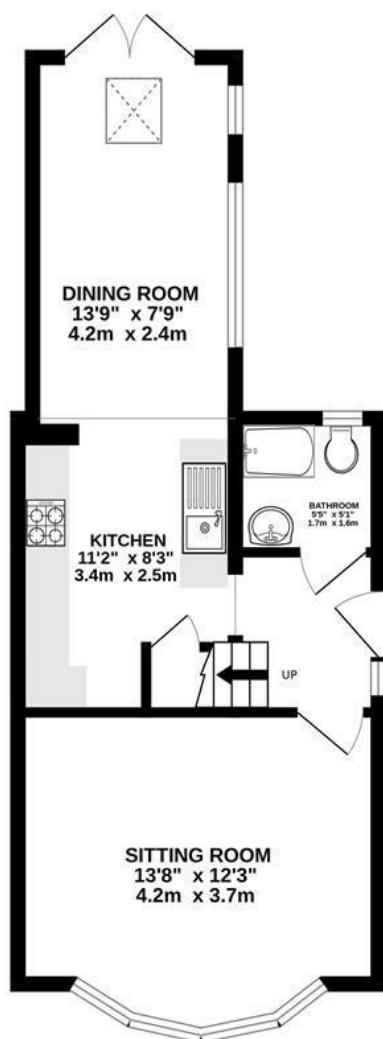
Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her 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.)

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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