



**DG**  
Property  
Consultants  
Estd. 2000



## **Cromer Way, Warden Hills, Luton, Bedfordshire LU2 7EE**

### **Asking Price £469,995**

DG Property Consultants are delighted to present this beautifully refurbished 4 bedroom detached house, situated in the highly desirable Warden Hill Development in Luton. This impressive property boasts 3 reception rooms, a large combined lounge/dining room and Upvc conservatory and breakfast room provide ample space for both relaxation and entertaining. A well appointed refitted kitchen, plus a convenient downstairs cloakroom. To the first floor, four spacious bedrooms and a refitted family shower room. The modern finishes throughout the home reflect a keen attention to detail, creating a warm and inviting atmosphere.

One of the standout features of this property is the generous parking spaces, for up to 3 vehicles.

Located within close proximity to highly regarded schools and local amenities, this home is perfectly positioned for families seeking a vibrant community. Additionally, the easy access to mainline rail services ensures that commuting to nearby towns and cities is both straightforward and efficient.

In summary, this superbly presented detached house in Warden Hill offers a perfect blend of modern living and convenience, making it an excellent choice for those looking to settle in a thriving area of Luton. Do not miss the opportunity to make this wonderful property your new home.



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## Ground Floor Accommodation

### Entrance Hall



Replacement composite double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), double power point(s), coving to textured ceiling with wall lights, carpeted stairs first floor landing, door kitchen/breakfast room, door lounge/dining room, door to cloakroom.

### Cloakroom



Two piece suite comprising, wash hand basin, low-level WC and extractor fan, full height ceramic tiling to all walls, wooden laminate flooring.

### Lounge / Dining Room

22'11" x 13'8" (6.99m x 4.17m)



Replacement uPVC double glazed box bay window to front, two double radiators, wooden laminate flooring, telephone points, cable TV points TV aerial points, double power points, feature fireplace with gas living flame fire, four wall lights, coving to textured ceiling with ceiling lights and matching wall lights, double glazed patio door to conservatory.

### View of Lounge / Dining Room



### View of Lounge / Dining Room



**View of Lounge / Dining Room**



**Fitted Kitchen**

10'8" x 9'8" (3.24m x 2.94m)



**Upvc Conservatory**

12'6" x 10'6" (3.81m x 3.20m)



Refitted with a white matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer and stainless steel swan neck mixer tap, built in oven and hob with extractor fan over, integral washing machine, built in dishwasher, uPVC double glazed window to rear, ceramic tiled flooring, double power point(s), coving to textured ceiling, archway opening breakfast room.

**View of Kitchen**



Half brick and uPVC double glazed construction with double glazed polycarbonate roof, ceiling fan with lights, TV point and light, three uPVC double glazed windows to side, uPVC double glazed window to rear, double radiator, wooden laminate flooring, uPVC double glazed French double doors to the rear garden.

**View of Upvc Conservatory**



**View of Kitchen**



### Breakfast Room

13'6" x 7'6" (4.11m x 2.29m)



Double glazed patio door to rear to garden, upright double radiators, single radiator, ceramic tiled flooring, plus laminate flooring, matching base and wall units, double power points, Upvc double glazed for the side of property, .

### View of Breakfast Room



### First Floor Accommodation

#### Landing

UPVC double glazed window, fitted carpet, power point(s), coving to textured ceiling, access to loft space, airing cupboard.

### Bedroom 1

10'8" x 13'11" (3.24m x 4.24m)



UPVC double glazed window, double radiator, wood laminate flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling.

### View of Bedroom 1



### Bedroom 2

8'9" x 10'11" (2.67m x 3.34m)



UPVC double glazed window to front, double radiator, wood laminate flooring, telephone point(s), double power point(s), textured ceiling.

**View of Bedroom 2**



**Family Shower Room**



**Bedroom 3**

10'8" x 6'5" (3.24m x 1.96m)



Recently refitted with three piece suite with tiled double shower cubical with independent over rain shower and hand held shower unit with sliding glass screen, vanity wash hand basin in vanity unit with cupboards under with mixer tap and wall mirror, low level wc, full height ceramic tiling to all walls, double radiator, vinyl flooring, textured ceiling.

**View of Family Shower Room**



UPVC double glazed window to rear, double radiator, wood laminate flooring, double power point(s), coving to textured ceiling.

**Bedroom 4**

9'10" x 5'10" (3.00m x 1.78m)



**Outside of the property**

**Frontage**



UPVC double glazed window to front, wood laminate flooring, telephone point(s), double power point(s), coving to textured ceiling, door to storage cupboard.

Mono block frontage, offering off road parking for 3 vehicles,

side access via gate to the rear garden, access to garage via remote controlled up and over garage door.

### Rear Garden



### View of Rear Garden



Enclosed by timber fencing, mono block patio area, steps to lawn area, side borders, stocked with mature plants & shrubs, side access to the breakfast room & to the front of the property.

### View of Rear Garden



### View of Rear Garden



### View of Rear Garden



### Single Garage

Brick built single with power and light connected, Upvc double glazed window to side, electric up and over door, personal door to the side.

### Council Tax Band

Council Tax Band : E

Charge Per Year : £2836.09

### Tenant(s) Application

Tenant(s) Applications:

Once you have found a suitable property to rent and all has been agreed, you will be required to complete our tenant(s) application form, which need to be completed individually and submitted with supporting documentation as follows.

Photo ID: A valid Passport or ID Card (None UK or EU residences a residence card or valid Visa will be required)

Proof of Residence: A current utility bill.

Employment Details: Employment payment records (payslips or a P60).

Bank Statements: 6 Months bank statements (showing income & regular rental payments).

dg Property Consultants will not be able to withdraw the property from the market until the completed application along

with supporting documentation have been received. Also, holding deposit may be requested.

Right to Rent checks, Credit Checks/Searches and References:

These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

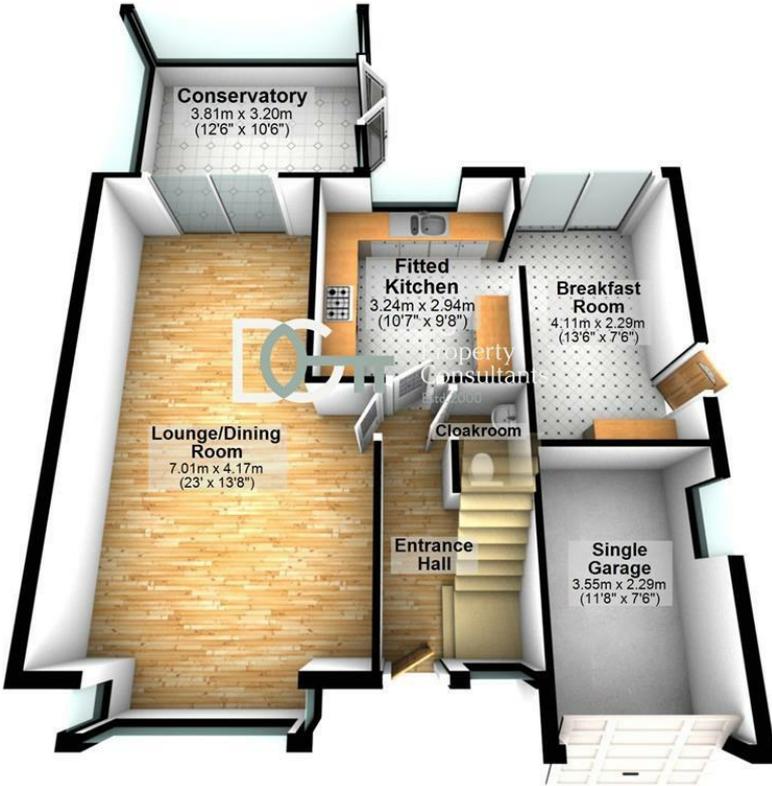
In the event of a Guarantor being required, the same reference procedure above will apply.

Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

**MISDESCRIPTIONS ACT - Lettings**

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

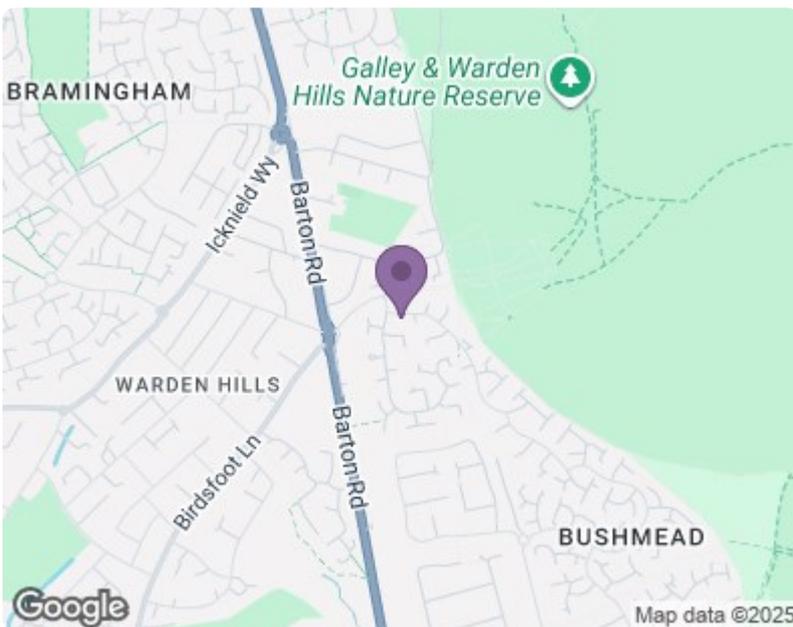
### Ground Floor



### First Floor



Total area: approx. 128.6 sq. metres (1383.9 sq. feet)



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	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	64



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