

Alwyn Close | Luton



**£465,000**

Located in this quiet cul-de-sac just off the prestigious Old Bedford Road, is this three bedroom detached new build family home being offered to the market without the complications of an onward chain.

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## Description

\*\*Guide price £475,000 - £500,000\*\*

Located in this quiet cul-de-sac just off the prestigious Old Bedford Road, is this three bedroom detached new build family home being offered to the market without the complications of an onward chain.

As you enter you will be greeted by beautiful Herringbone flooring which gives access into either the w/c, utility room that has access to the side of the building, bay-fronted lounge or into the heart of the home which is the large kitchen/ diner. This home has a Häcker kitchen installed, fitted with integrated appliances and stone worktops as well as ample cupboard space. On the first floor you will find three generous size bedrooms and a family bathroom. Its also worth mentioning the high ceiling heights and custom internal doors.

Externally the property offers off road parking and a private rear garden.

The area is highly regarded by families as schools locally have excellent reputations plus Luton train station which has fast links to London is within 3/4 of a mile. Wardown Park is just across the road with lovely landscaped gardens, tennis courts, museum plus shops and other amenities are all nearby.

## Accommodation

### Entrance Hall

Door and window to front aspect, radiator and stairs leading to first floor landing.

### Cloakroom

W.C, wash hand basin with vanity unit, radiator, extractor fan and part tiled walls.

### Lounge 12' 6" x 14' 5" (3.800m x 4.401m)

Bay window to front aspect and radiator.

### Kitchen/Diner 23' 7" x 10' 5" (7.185m x 3.174m)

Fitted kitchen with a range of wall and base units with work surfaces, sink unit with mixer taps, eye level double electric oven, gas hob, cooker hood, integral dishwasher and fridge/freezer, radiator, window to rear aspect and french doors leading to rear garden.

### Utility room 5' 8" x 6' 3" (1.718m x 1.904m)

Fitted with base units, work surfaces, sink with mixer taps, central heating boiler and door to side aspect.

### First Floor Landing

Window to side aspect and loft access.

### Bedroom 1 11' 0" x 11' 11" (3.362m x 3.620m)

Window to front aspect and radiator.

### Bedroom 2 12' 1" x 12' 1" (3.679m x 3.679m)

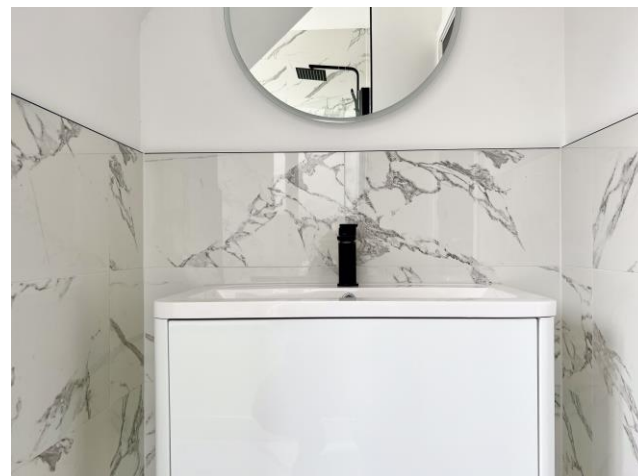
Window to rear aspect and radiator.

### Bedroom 3 11' 5" x 10' 8" (3.475m x 3.253m)

Window to rear aspect and radiator.

### Bathroom

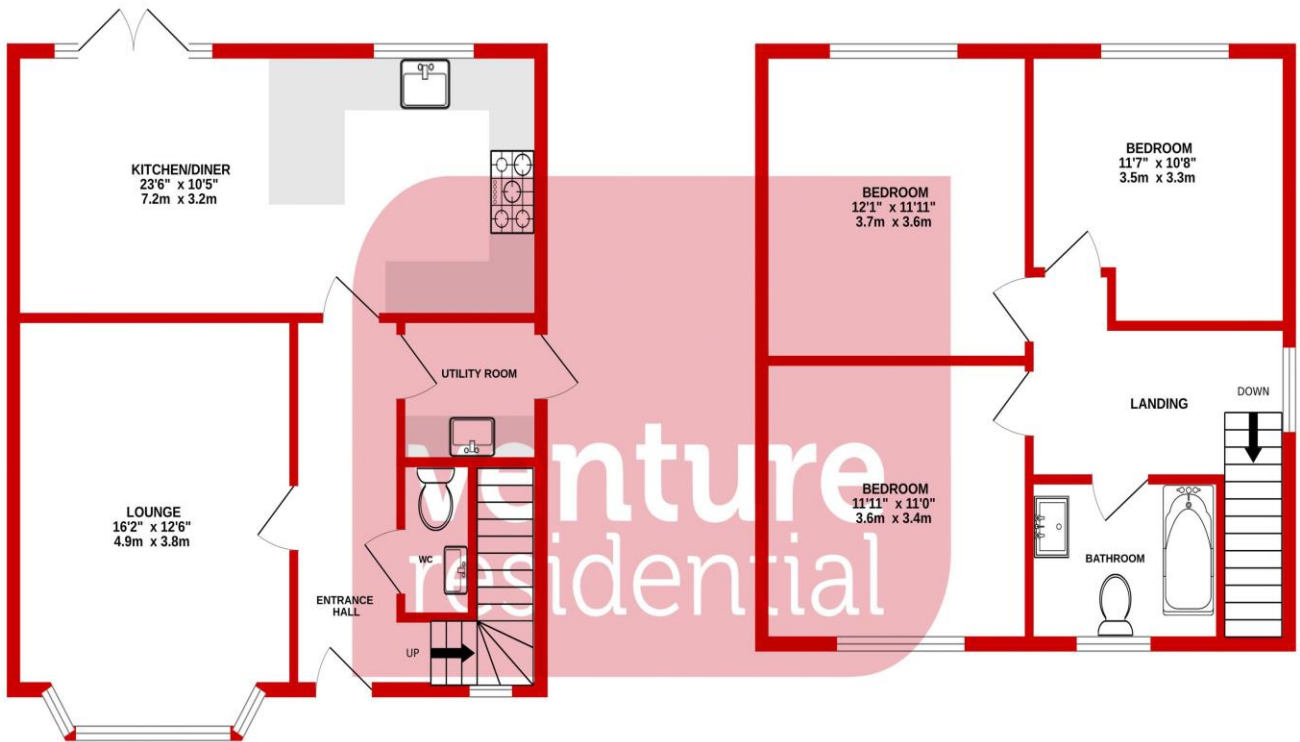
Window to front aspect, bath with mixer taps, shower over bath, shower screen, wash hand basin with vanity unit, W.C, heated towel rail and part tiled walls.





GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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