



**Heron View
Caddington
Luton
Bedfordshire
LU1 4FH**

Offers in Excess of £735,000

bettermove

Heron View

Luton

Bettermove are proud to present this impressive 5 bedroom detached house in Caddington available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and the garage. The council tax band is G.

The interior of this beautifully presented property comprises a spacious and open plan dining room with the modern fitted kitchen, the sitting room, utility room and convenient WC on the ground floor. The first floor consists of 3 double bedrooms, including the master bedroom with dressing room and ensuite bathroom and the family bathroom. The second floor has two further bedrooms and bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

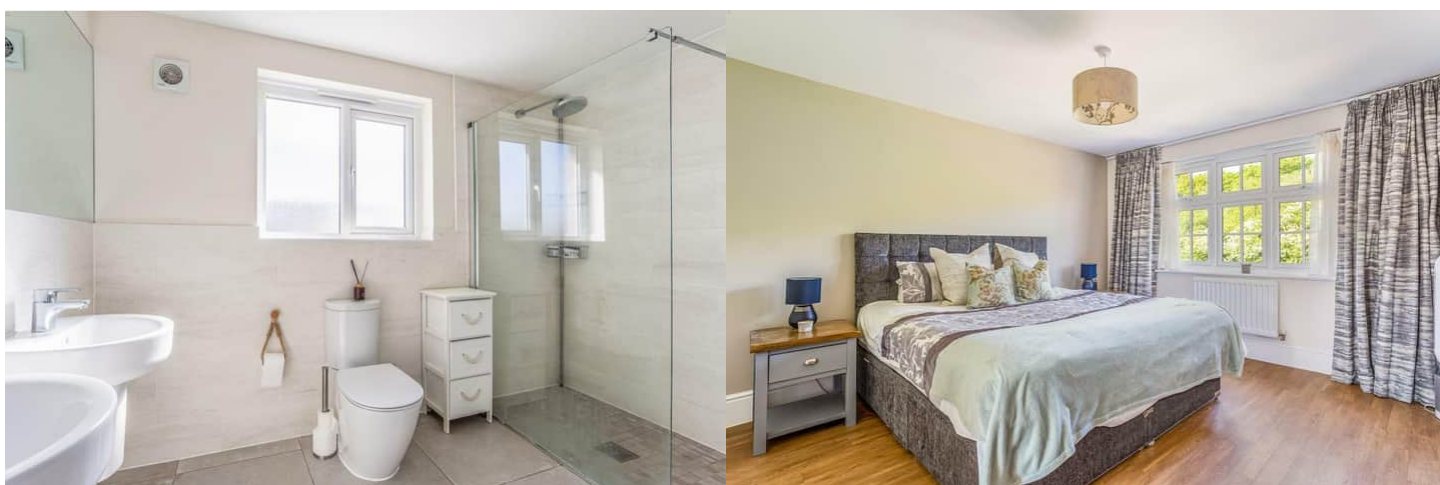
Located in the popular village of Caddington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1, the A5 and many local bus routes providing easy access into Luton town centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

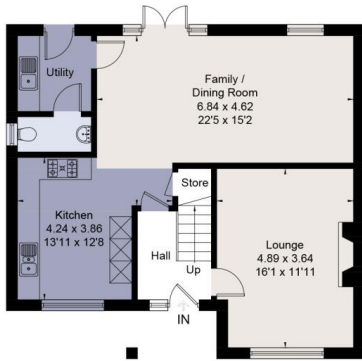
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

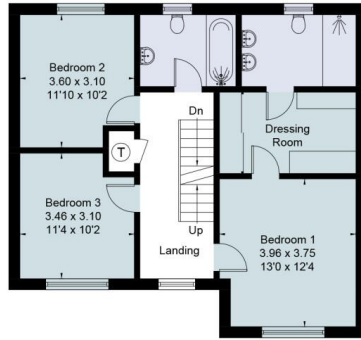
The exclusivity fee is returned to you upon successful completion of the property.



Approximate Area = 184.3 sq m / 1984 sq ft
 Garage = 40 sq m / 430 sq ft
 Total = 224.3 sq m / 2414 sq ft
 Including Limited Use Area (7.8 sq m / 84 sq ft)
 For identification only. Not to scale.
 © Fourwalls



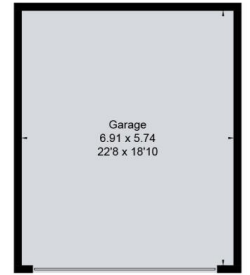
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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