

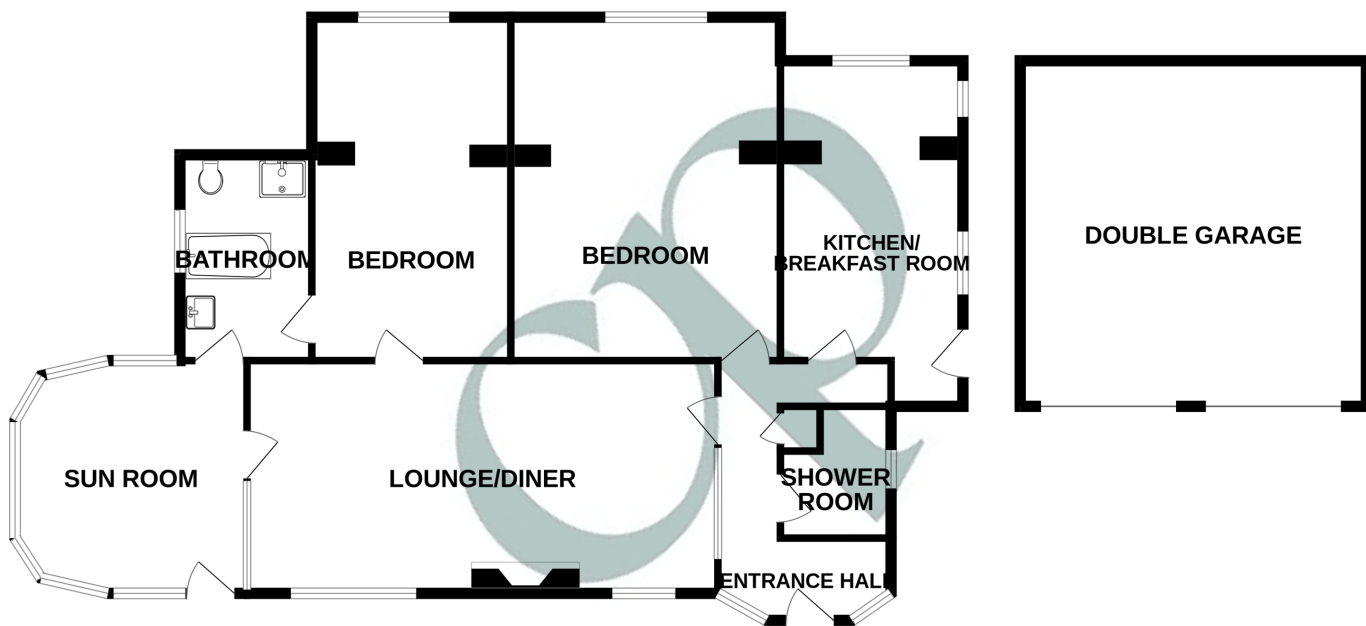
# 289, Sharpenhoe Road

Streatley, Luton,  
Bedfordshire, LU3 3PP  
Offers in Excess of £650,000

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## GROUND FLOOR



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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## Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [ampthill@country-properties.co.uk](mailto:ampthill@country-properties.co.uk)  
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Nestled within a secluded and generous plot, this charming detached bungalow offers a rare opportunity for refurbishment and personalisation, all surrounded by mature gardens that provide a picturesque and tranquil setting.

- No onward chain.
- Double garage and driveway providing ample off-road parking.
- Oil central heating and mains drainage.
- Two bedrooms, bathroom and separate shower room.

Ground Floor

Entrance Hall

Airing cupboard housing hot water tank, double glazed window to the front, radiator.

Lounge

24' 0" x 12' 0" (7.32m x 3.66m) Open feature fireplace, wall light points, double glazed window to the front, radiator, door in to:

Sun Room

15' 1" x 12' 0" (4.60m x 3.66m) Double glazed windows to all sides.

Kitchen/Breakfast Room

16' 8" x 9' 5" (5.08m x 2.87m) Base and wall mounted units with work surfaces over, stainless steel sink, double glazed window and door to rear, oil-fired boiler.

Bedroom One

18' 0" x 10' 5" (5.49m x 3.17m) Fitted wardrobes, double glazed window to the rear, radiator.

Shower Room

A suite comprising of a walk-in shower cubicle, low level WC, wash hand basin, heated towel rail, window to the side.

Bedroom Two

18' 0" x 12' 4" (5.49m x 3.76m) Double glazed window to the rear, radiator.



Bathroom

A suite comprising of a panelled bath, separate shower cubicle (not in use), low level WC, wash hand basin, double glazed window to the rear, radiator.

Outside

Garden

A private rear garden, mainly laid to lawn with mature shrubs and flower borders plus mature trees and bushes.

Double Garage

Two up and over doors, power and light.

Driveway

Private driveway providing off-road parking, with express rights of way over.

