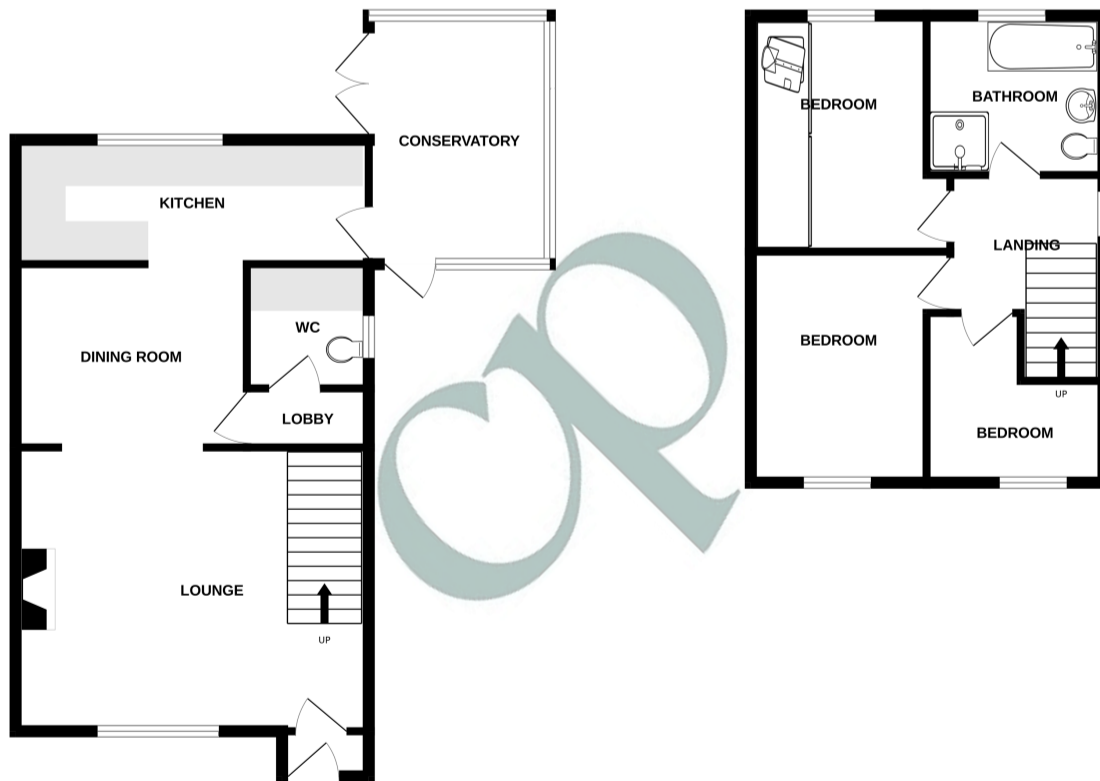




GROUND FLOOR  
612 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR  
396 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

A delightful and extended three bedroom semi-detached family home situated within the popular Sundon Park location on the edge of Luton.

- Extended kitchen/breakfast room.
- Open plan lounge/dining room.
- Double glazed conservatory.
- Three bedrooms.
- Family bathroom and ground floor cloakroom.
- Parking and single garage.

#### Ground Floor

##### Entrance Hall

Entrance door to the front, door in to lounge.

##### Lounge

4.20m x 5.29m (13' 9" x 17' 4") Brick feature fireplace, stairs rising to first floor, double glazed bay window to the front, radiator.

##### Dining Room

3.41m x 2.75m (11' 2" x 9' 0") Door to:

##### Utility/Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

##### Kitchen/Breakfast Room

1.81m x 5.29m (5' 11" x 17' 4") A range of base and wall mounted units with work surfaces over and lighting under, breakfast bar, 1.5 basin sink and drainer, space for appliances, double glazed window to the rear, radiator.

##### Conservatory

3.74m x 2.77m (12' 3" x 9' 1") Double doors opening to the rear garden.

#### First Floor

##### Landing

Access to loft, double glazed window to the side.

##### Bedroom One

3.47m x 3.06m (11' 5" x 10' 0") Double glazed window to the rear, radiator.

##### Bedroom Two

3.46m x 2.63m plus door recess (11' 4" x 8' 8") Double glazed window to the front, radiator.

##### Bedroom Three

2.57m x 2.59m > 1.60m (8' 5" x 8' 6" > 5' 3") Fitted wardrobes, double glazed window to the front, radiator.

##### Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, double glazed window to the rear, radiator.

##### Outside

##### Rear Garden

A south facing, low maintenance rear garden with a large patio area, shingle areas and timber fencing.

##### Parking

Single garage with up and over door, driveway to the front of the garage.

