



St. Andrews Close, Slip End, Luton, LU1 4DE

Offers Over £400,000

Freehold

Frost's

A well presented three bedroom family home, situated in the south Bedfordshire village of Slip End, and just a few minutes' walk from the village primary school.

On the ground floor, the property offers a bright and spacious living / dining room with patio doors leading into the rear garden and a fitted kitchen with side access. On the first floor, there are three generous size bedrooms and a family bathroom.

Externally, there is a lovely and well maintained rear garden with patio seating area as well as a summer house which can be used as an office/ study, to the front of the house there is off street parking.

Slip End is less than 5 miles north of Harpenden and close to Junction 10 of the M1, mainline railway stations can be found nearby at both Luton Airport Parkway and Harpenden.

Energy Rating C
Council Tax Band D
Freehold





Features

- Three Bedrooms
- One Reception Room
- Separate Kitchen
- First Floor Bathroom
- Driveway Parking
- Rear Garden
- Summer House



Well presented throughout.





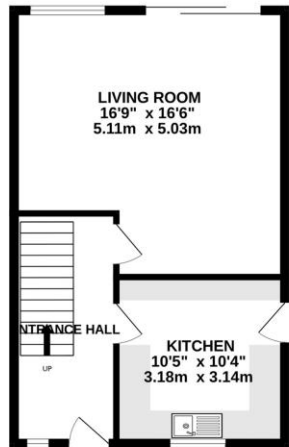
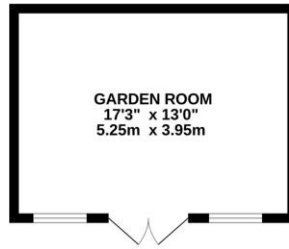
Rear garden with patio seating area and summer house.



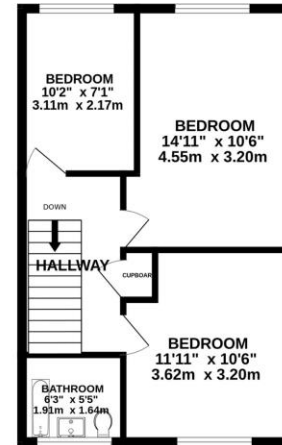




GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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.
Made with Metropix ©2024

Harpenden Office | 01582 768666 | harpenden@frosts.co.uk | 6A Leyton Road, Harpenden, AL5 2TL

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at frosts.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

