



# 2 St. Andrews Grove

Luton, Bedfordshire, LU3 1FE

Gavin Mills  
POWERED BY  
  
UK



# 2 St. Andrews Grove

Guide Price £650,000

A well presented five bedroom four bathroom detached family home, set in a private gated development, in Luton.

The property has versatile family accommodation of 1966 sq. ft., set over three floors, and is conveniently located for access to a range of local amenities.

## Ground Floor Accommodation

The entrance hall has stairs to the first floor, with built-in storage below, and access to the WC. The dining room has a bay window, to the front, and the sitting room has a window and glazed double doors to the rear garden.

The dual aspect kitchen/breakfast room has a range of fitted wall and base level units, all with worktops over, incorporating an inset sink and drainer. Integrated appliances include a dishwasher and a microwave, together with space for a gas range style cooker and a fridge/freezer.

The separate utility room has fitted wall and base level units, with an inset sink, and space for a washing machine and a tumble dryer. There is a window and glazed door to the side.

## First Floor Accommodation

The four double bedrooms all have a variety of built-in wardrobes and storage. Both master and guest bedrooms have en suite shower facilities. The family bathroom services bedrooms three and four.

## Second Floor Accommodation

Bedroom five has skylights, to the side and rear, together with storage to the eaves and access to a further shower room.

## Outside

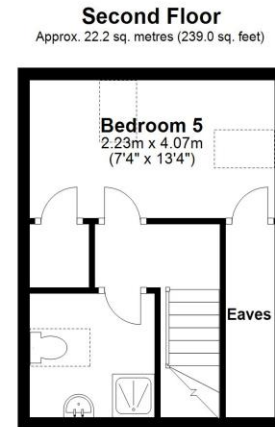
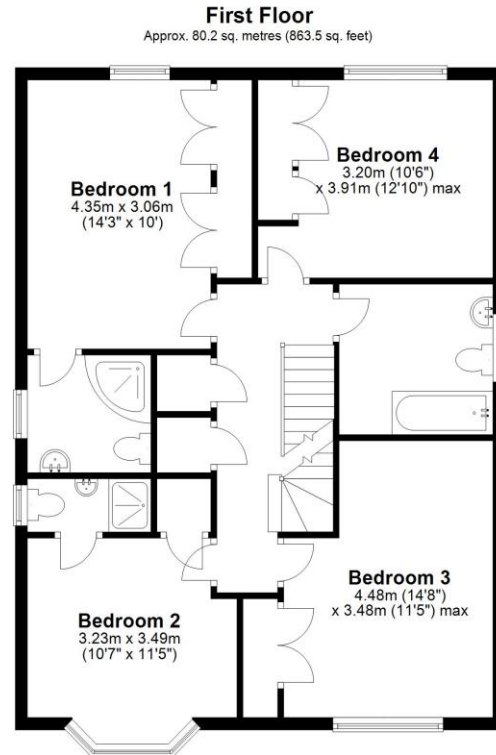
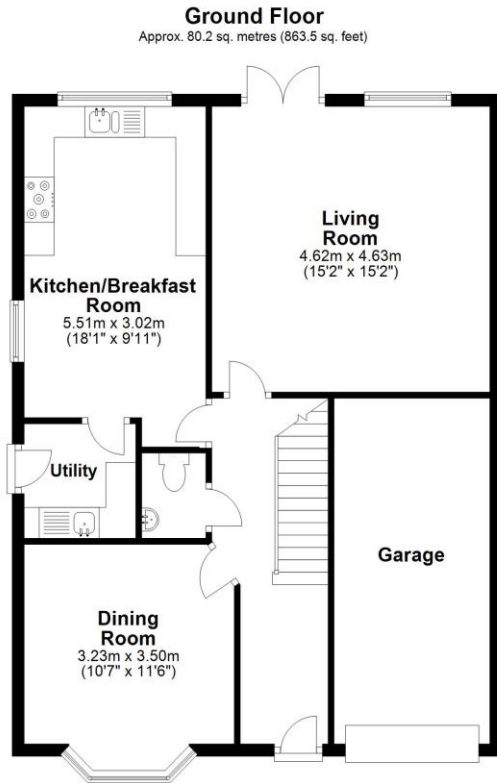
The front of the property has a block paved driveway, with off street parking for 4 cars ahead of the integral garage, which has power and light connected and a pedestrian door, to the side. The property has gated paths, at both sides, leading to the rear garden, which is laid to lawn and a paved patio seating area.

\*\*\* St. Andrews Grove is a private gated development. There is a management fee payable by the residents which is currently £400 per property, per year.

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Call Gavin Mills to arrange a viewing on **07971 807 341**



Total area: approx. 182.7 sq. metres (1966.1 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 07971 807 341

Email: gavin.mills@exp-uk.co.uk

www.gavin-mills.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.