



Town & Country

22 Hawthorn Crescent, Caddington

Guide Price £430,000



22 Hawthorn Crescent

Caddington, Luton

- Rarely Available Three Bed Bungalow
- Great Scope for Further Extensions (S.T.P.P)
- Entrance Hallway
- Lounge and Dining Room
- Fitted Kitchen
- Three Good Sized Bedrooms
- Shower Room
- Garage and Driveway

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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An extended three bedroom semi detached bungalow located along the sought after Hawthorn Crescent cul-de-sac within the popular South Bedfordshire Caddington village. The bungalow is a short walk to the attractive village green and the variety of shops and amenities, including a doctors surgery, chemist, Co-op supermarket and post office.

All the accommodation is access via the entrance hall and there are 2 front aspect double bedrooms and a 3rd single bedroom , all with fitted wardrobes/cupboards, complimented by the shower room.

The fitted kitchen has been extended to provide a breakfast area overlooking the rear garden, accessed via a rear porch. The lounge has also been extended to offer room currently for a dining area.

The home is heated by gas central heating to radiators and benefits from double glazing.

Externally the front garden has a brick retaining wall and shrubbery with an adjacent private driveway leading to the single detached garage. There is a well stocked, attractive rear garden, mostly laid to lawn

Caddington Village is superbly positioned for easy access and short drives to M1 Junctions 9, 10, 11 and 11a, Luton International Airport and Thameslink Parkway Railway Station with services to London St Pancras

Freehold

EPC Rating D

Council Tax Band D

Central Beds District council



Ground Floor

Approx. 99.9 sq. metres (1075.5 sq. feet)



Total area: approx. 99.9 sq. metres (1075.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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