

for sale

offers in excess of **£365,000** Freehold



Sundon Park Road Luton LU3 3AR

Connells Legrave bring to the market a beautifully presented three bedroom semi detached family home in the popular Sundon Park area of Legrave. The property briefly comprises an entrance hall, downstairs bathroom, lounge, kitchen/diner. The upper floor has three good sized bedrooms and wc.

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Property Details

Ground Floor

Entrance Hall

Double glazed door to front, radiator.

Bathroom

Comprises WC, wash hand basin and bath with mixer taps.

Lounge 13' 11" x 11' 4" (4.24m x 3.45m)

Gas fire, telephone and TV points, radiator, double glazed window to front.

Kitchen 11' 3" x 8' 7" (3.43m x 2.62m)

Fitted kitchen comprises a range of wall/base units, one and half bowl sink/drainers, gas hob, electric oven, cooker-hood, space for fridge, plumbing for washing machine and dishwasher, radiator, double glazed window to rear.

First Floor

Landing

Loft access, loft ladder, double glazed window to front.

Bedroom 1 11' 6" x 9' 11" (3.51m x 3.02m)

TV point, radiator, double glazed window to front.

Bedroom 2 12' 10" x 9' 1" (3.91m x 2.77m)

Fitted wardrobes, TV point, radiator, double glazed window to rear.

Bedroom 3 9' 10" x 8' (3.00m x 2.44m)

TV point, radiator, double glazed window to rear.

Cloakroom

Comprises WC and wash hand basin.

Outside

Front Garden/parking

Block paved driveway, laid to lawn.

Rear Garden

Laid to lawn, patio area, pond, shed.

Garage

Up and over door with power and light.



To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Freehold

EPC Rating: D

Property Ref: LGR309948 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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