

for sale

£365,000 Freehold



## Sundon Park Road Luton LU3 3AR

- Energy Rating: C
- Three Bedroom
- Semi Detached
- Garage
- Close links to Train Station



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

## Entrance Hall

Double glazed door and window to front aspect. Radiator.

## Bathroom

Double glazed window to side aspect. Suite comprising bath, mixer taps, shower, wash hand basin and low level wc. Fully tiled. Radiator.

## Lounge 13' 9" x 11' 5" max ( 4.19m x 3.48m max )

Double glazed window to front aspect. Electric fireplace. Radiator.

## Dining Area 11' 4" x 8' 4" ( 3.45m x 2.54m )

Radiator.

## Kitchen 16' 3" x 9' 9" max ( 4.95m x 2.97m max )

Double glazed window to rear aspect. Double glazed door to garden. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric oven with gas hob and cooker hood over. Plumbing for a dishwasher. Radiator.

## First Floor Landing

Stairs leading from hall. Double glazed window to front and side aspects. Cupboard. Airing cupboard. Loft access.

## Bedroom One 11' 4" x 10' ( 3.45m x 3.05m )

Double glazed window to front aspect. Fitted wardrobe. Radiator.

## Bedroom Two 12' 7" x 9' 2" ( 3.84m x 2.79m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three 9' 8" x 8' ( 2.95m x 2.44m )

Double glazed window to rear aspect. Radiator.

## Front Garden

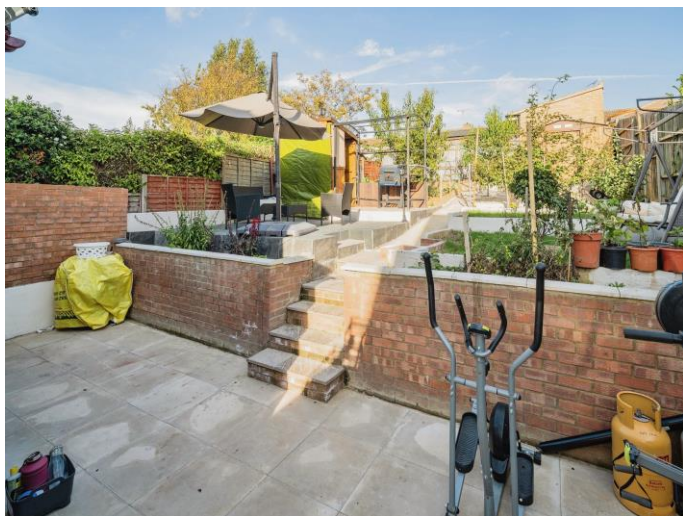
Driveway providing off road parking for up to 3 cars.

## Rear Garden

Patio area with laid to lawn.

## Garage

Single garage with up and over door. Power and light supply.



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
LUTON LU3 2QQ

**Tenure: Freehold**

**EPC Rating: C**

Property Ref: LGR310350 - 0009

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