

for sale

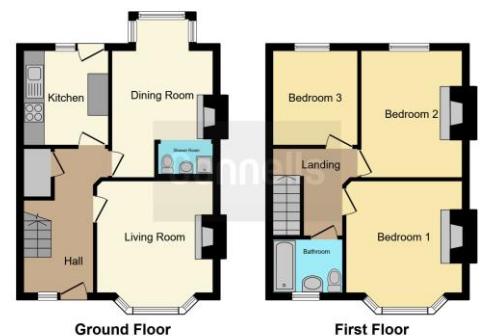
£290,000 Freehold



## Beechwood Road Luton LU4 9RZ

Connells Leagrave bring to the market a traditionally built mid terraced property located in the Challney catchment area. Beechwood Road briefly comprises an entrance hall, two separate reception rooms and kitchen area. The upper floor contains three generous sized bedrooms and family bathroom suite

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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

## Entrance Hall

Double glazed door to front aspect. Radiator.

## Lounge 12' 2" x 10' 10" ( 3.71m x 3.30m )

Double glazed window to front aspect. Gas feature fireplace. Radiator.

## Dining Room 15' 2" x 9' 9" ( 4.62m x 2.97m )

Double glazed window to rear aspect. Radiator.

## Shower Room

Suite comprising walk in shower, wash hand basin and low level wc.

## Kitchen 9' x 6' 4" ( 2.74m x 1.93m )

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for an oven. Plumbing for a washing machine. Boiler. Radiator.

## First Floor Landing

Loft access.

## Bedroom One 12' 7" x 10' 10" ( 3.84m x 3.30m )

Double glazed window to front aspect. Radiator.

## Bedroom Two 12' 2" x 9' 8" ( 3.71m x 2.95m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three 9' 1" x 8' 2" ( 2.77m x 2.49m )

Double glazed window to rear aspect. Radiator.

## Shower Room

Double glazed window to front aspect. Suite comprising shower, wash hand basin and low level wc. Extractor fan. Radiator.

## Front Garden

Block paved driveway.

## Rear Garden

Laid to lawn with a patio area. Shed. Two outbuildings.



To view this property please contact Connells on

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185 Marsh Road Leagrave  
LUTON LU3 2QQ

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: LGR310154 - 0003

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