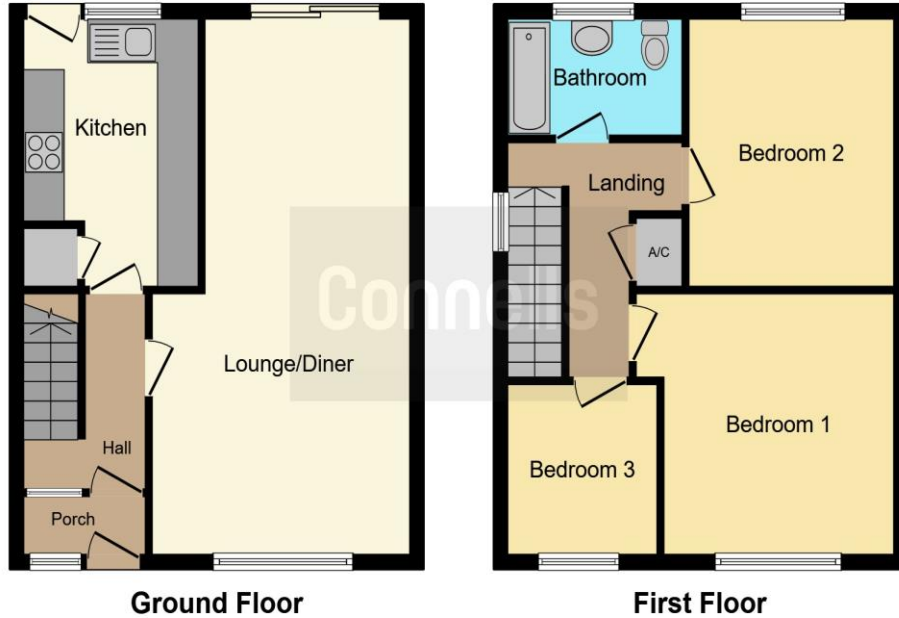




Connells

Cranbrook Drive
Luton



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Property Description

Connells Leagrave bring to the market a well presented three bedroom semi detached property in the sought after Sundon Park area of Leagrave. Cranbrook Drive comprises an entrance hall, kitchen area, open plan lounge/diner. The upper floor contains three good sized rooms and family bathroom suite. Externally the property benefits from off street parking, as well as a garage. The rear garden contains a blend of patio and laid to lawn areas, with a separately built home office in the rear garden. Internal viewings are advised.

Cranbrook Drive is located very closely to all local amenities and also benefits from great local transport links with the M1 Motorway and Leagrave train station a short drive away. Don't miss out! Call Connells Leagrave now!

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Lounge/Diner

24' 4" x 12' 6" (7.42m x 3.81m)
Double glazed window to front aspect. Double glazed patio doors to rear aspect. Electric fire place. Television point. Radiator.

Kitchen

11' 10" x 8' 7" (3.61m x 2.62m)
Double glazed door and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink unit. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Electric hob with electric oven and cooker hood over.

First Floor Landing

Double glazed window to side aspect. Loft access with ladder.

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m)
Double glazed window to front aspect. Radiator.

Bedroom Two

11' 7" x 10' 3" (3.53m x 3.12m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom Three

7' 10" x 7' 5" (2.39m x 2.26m)
Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

Laid to lawn. Block paved shared driveway.

Rear Garden

Laid to lawn with a decking area. Greenhouse.

Outbuilding

Home office with double glazed door to front. Double glazed window to the side. Electric heater.

Garage

Garage via shared driveway with up and over door, power and light supply.





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EPC Rating: D

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Tenure: Freehold



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