for sale

offers in excess of

£335,000



Browning Road Luton LU4 0LF

Connells Leagrave bring to the market a traditional three bedroom semi detached property located on L & D borders. Browning Road briefly comprises an entrance hall, two reception rooms, kitchen area and conservatory. The upper floor has three bedrooms and family bathroom suite.





Browning Road Luton LU4 0LF

Entrance Hall

Double glazed door and window to front aspect. Telephone point. Radiator.

Lounge

13' x 11' (3.96m x 3.35m)

Double glazed window to front aspect. Television and telephone points. Radiator.

Dining Room

11' x 11' (3.35m x 3.35m)

Double glazed patio doors to rear aspect. Radiator.

Kitchen

13' x 9' 2" (3.96m x 2.79m)

Double glazed windows to side and rear aspects. Double glazed patio doors to side aspect leading to conservatory. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over.

Conservatory

8' 4" x 4' 11" (2.54m x 1.50m)

Double glazed door and window to rear aspect.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

12' x 11' (3.66m x 3.35m)

Double glazed window to rear aspect. Built in cupboard. Radiator.

Bedroom Two

10' 11" x 9' 8" (3.33m x 2.95m)

Double glazed window to front aspect. Radiator.

Bedroom Three

9' 5" x 7' 6" (2.87m x 2.29m)

Double glazed window to front aspect. Radiator.

Bathroom

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



Front Garden

Laid to lawn with paved steps leading to door.

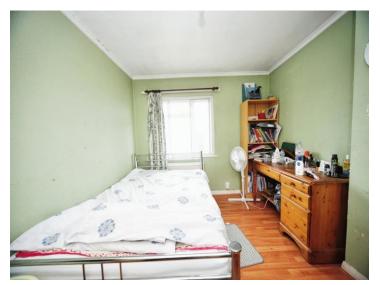
Rear Garden

Laid to lawn with a patio area.

Garage

Shared driveway leading to garage. Up and over door.













To view this property please contact Connells on

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185 Marsh Road Leagrave LUTON LU3 2QQ

Property Ref: LGR310739 - 0002

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/LGR310739

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.

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