



Connells

Cheney Road
LUTON



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Property Description

Connells Leagrave bring to the market a three bedroom property located off the popular Toddington Road. Cheney Road briefly comprises an entrance hall, open plan kitchen/diner, lounge, utility area. The upper floor contains three generous sized bedrooms and family bathroom suite. Externally the property benefits from a block paved front garden providing off street parking for multiple vehicles, the rear garden contains a patio area and laid to lawn.

Locally Cheney Road is located within walking distance to all local amenities and is located within close proximity to all local schools. Just a short drive from Junction 11 and 11a of the M1 makes Wentworth Avenue an ideal location for commuting,

Entrance Hall

Double glazed door to front aspect. Double glazed window to side aspect. Radiator.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level wc and wash hand basin. Radiator.

Lounge

12' 11" x 11' 9" (3.94m x 3.58m)
Double glazed window to front aspect. Television and telephone points. Radiator.

Kitchen/Diner

20' 9" x 11' 2" (6.32m x 3.40m)
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Space for a fridge/freezer. Integrated dishwasher. Gas hob with an electric oven and cooker hood over.

Utility Room

16' 6" x 5' 8" (5.03m x 1.73m)
Double glazed door to front aspect. Double

glazed door to side aspect. Plumbing for a washing machine and dishwasher.

First Floor Landing

Double glazed window to side aspect. Radiator.

Bedroom One

13' 1" x 10' 8" (3.99m x 3.25m)
Double glazed window to front aspect. Fitted wardrobe. Telephone point. Radiator.

Bedroom Two

13' 6" x 9' 9" (4.11m x 2.97m)
Double glazed window to rear aspect. Radiator. Combi boiler. Loft access.

Bedroom Three

9' 9" x 6' 4" (2.97m x 1.93m)
Double glazed window to front aspect. Built in cupboard. 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

Block paved driveway.

Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Situated in a block.





To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/LGR310655](https://www.connells.co.uk/Property/LGR310655)

Tenure: Freehold



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