



Connells

Anstee Road
Luton



Property Description

Connells Legrave bring to the market a perfect first time purchase opportunity located off the popular Toddington Road. Anstee Road briefly comprises an entrance hall, lounge, kitchen/diner, two double bedrooms and family bathroom suite. Externally the property has the potential for off street parking to the front, with a rear garden having a blend of patio and laid to lawn areas.

Anstee Road is a prime location within walking distance of Legrave Train Station further enhances its appeal, making it a desirable choice for commuters and those seeking convenience.

Entrance Hall

Double glazed door to front aspect. Electric heater.

Lounge

12' 5" x 11' 2" (3.78m x 3.40m)
Double glazed window to front aspect. Open fire place. Television point. Electric heater.

Kitchen/Diner

14' 5" x 10' 5" (4.39m x 3.17m)
Double glazed window and patio doors 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. Plumbing for a washing machine. Space for a fridge/freezer. Electric hob with electric oven and cooker hood over. Electric heater.

First Floor Landing

Electric heater. Loft access.

Bedroom One

14' 5" x 9' 8" (4.39m x 2.95m)
Double glazed window to front aspect. Built in cupboard. Electric heater.

Bedroom Two

11' 6" x 8' 9" (3.51m x 2.67m)
Double glazed window to rear aspect. Electric heater.

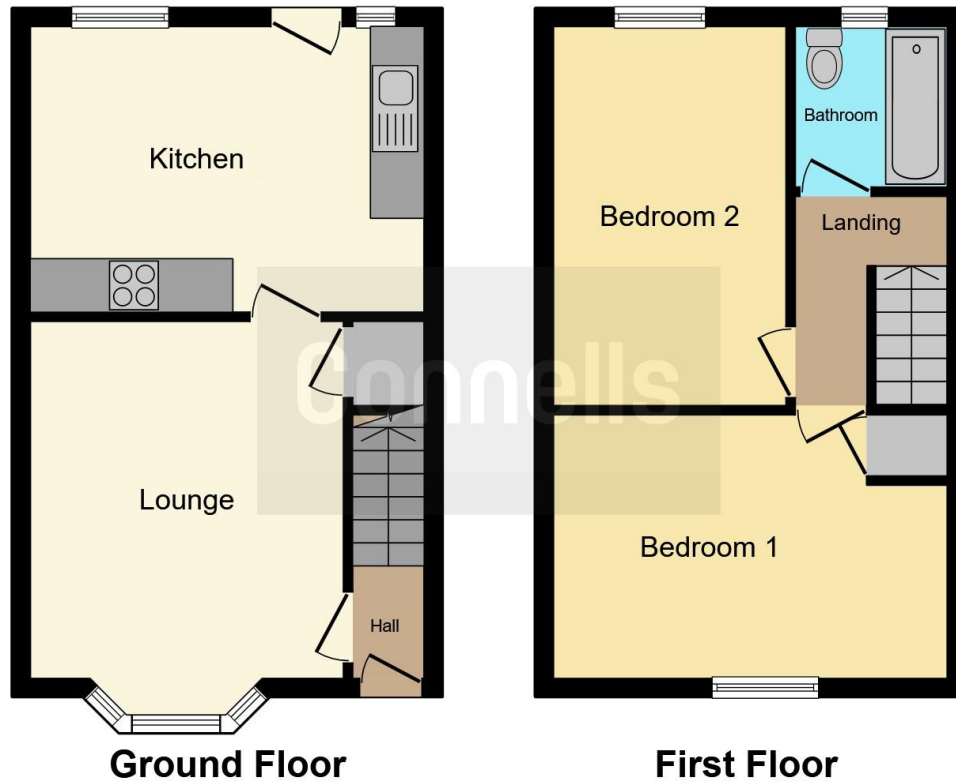
Bathroom

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

Rear Garden

Laid to lawn with a patio area. Shed. Greenhouse.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

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Tenure: Freehold



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