



Connells

Eighth Avenue
Luton



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Property Description

Connells Legrave present a fantastic four bedroom detached family home located in the sought after Sundon Park area of Legrave. Eighth Avenue briefly comprises an entrance hall, cloakroom, kitchen, open plan lounge/diner. The upper floor contains four bedrooms and family bathroom suite. Externally the property also benefits from off street parking along with an integral garage. The rear garden has a blend of patio and laid to lawn areas.

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

Entrance Hall

Double glazed door to front aspect. Radiator.

Cloakroom

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

Lounge/Diner

28' 2" x 12' 7" (8.59m x 3.84m)

Double glazed patio doors to rear aspect. Television point. Radiator.

Kitchen

11' 7" x 10' 3" (3.53m x 3.12m)

Double glazed window to front aspect. Double glazed door to side 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 a fridge. Integrated dishwasher. Gas hob with gas oven and cooker hood over.

Utility Room

6' 11" x 5' 11" (2.11m x 1.80m)

Double glazed window to side aspect. Plumbing for a washing machine. Combi boiler.

First Floor Landing

Loft access.

Bedroom One

14' 9" x 9' 11" (4.50m x 3.02m)
Double glazed window to front aspect.
Built in cupboard. Television point.
Radiator.

Bedroom Two

13' 11" x 7' 11" (4.24m x 2.41m)
Double glazed window to rear aspect.
Radiator.

Bedroom Three

13' 11" x 9' 6" (4.24m x 2.90m)
Double glazed window to rear aspect.
Built in cupboard. Radiator.

Bedroom Four

16' 4" x 8' 5" (4.98m x 2.57m)
Double glazed window to front aspect.
Built in cupboard. Radiator.

Bathroom

Double glazed window to side aspect.
Suite comprising bath with mixer taps,
electric power shower, wash hand basin,
bidet and low level wc. Fully tiled. Shaver
point. Radiator.

Front Garden

Laid to lawn. Off street parking.

Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Electric door. Power and light supply.





To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/LGR310906](https://www.connells.co.uk/Property/LGR310906)

Tenure: Freehold



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