

for sale

offers in the region of **£315,000** Freehold



## Beechwood Road Luton LU4 9RD

- Energy Rating: Awaited
- Three Bedrooms
- Semi Detached
- Off Street Parking
- Extended



# Property Details

## Entrance Hall

Double glazed door and window to front aspect.

## Lounge 13' 7" x 11' 2" ( 4.14m x 3.40m )

Double glazed window to front aspect. Radiator.

## Dining Room 11' 4" x 10' ( 3.45m x 3.05m )

Double glazed patio doors to rear aspect. Radiator.

## Kitchen 12' 5" x 6' 6" ( 3.78m x 1.98m )

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/freezer. Space for a freestanding cooker. Cooker hood.

## Conservatory 9' 1" x 8' 2" ( 2.77m x 2.49m )

Double glazed window and door to rear aspect. Radiator.

## First Floor Landing

Double glazed window to side aspect. Loft access.

## Bedroom One 13' 1" x 11' 3" ( 3.99m x 3.43m )

Double glazed window to front aspect. Fitted wardrobes. Radiator.

## Bedroom Two 12' 2" x 8' 9" ( 3.71m x 2.67m )

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

## Bedroom Three 9' x 7' 11" ( 2.74m x 2.41m )

Double glazed window to rear aspect. Radiator.

## Bathroom



Double glazed window to front aspect. Suite comprising bath with mixer taps and electric shower, wash hand basin and low level wc.

## Front Garden

Block paved driveway.

## Rear Garden

Laid to lawn with a patio area.

## Garage

In need of renovation.



To view this property please contact Connells on

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185 Marsh Road Leagrave  
LUTON LU3 2QQ

**Tenure:** Freehold

**EPC Rating:** Awaiting

Property Ref: LGR310990 - 0002

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