



**Connells**

Roman Road  
Luton



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## Property Description

Connells Leagrave bring to the market a three bedroom semi detached family home located in the sought after Challney catchments area. The property briefly comprises a spacious entrance hall, two separate reception rooms, kitchen area. The upper floor contains three generous sized bedrooms with a WC and family bathroom. Externally the property benefits from a laid to lawn front garden, with a rear garden having a blend of patio and laid to lawn areas. Roman Road is close to all local amenities and within walking distance to Leagrave train station. Call Connells Leagrave today to arrange your viewing!

### Entrance Hall

Door to front aspect. Window to side aspect.

### Lounge

12' 3" x 11' 6" ( 3.73m x 3.51m )  
Double glazed window to front aspect.  
Television point. Radiator.

### Dining Room

12' 10" x 11' 2" ( 3.91m x 3.40m )  
Double glazed window and patio doors to rear aspect.  
Gas fire place. Radiator.

### Kitchen

9' 3" x 8' 2" ( 2.82m x 2.49m )  
Window 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 freestanding oven. Plumbing for a washing machine. Pantry.

### First Floor Landing

Window to side aspect. Loft access.

### Bedroom One

11' 6" x 11' 1" ( 3.51m x 3.38m )  
Window to front aspect. Built in cupboard.  
Radiator.

### Bedroom Two

12' 10" x 11' 1" ( 3.91m x 3.38m )  
Window to rear aspect. Built in cupboard. Radiator.

### Bedroom Three

8' 3" x 8' 3" ( 2.51m x 2.51m )  
Window to front aspect. Radiator.

### Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps with shower attachment and wash hand basin. Heated towel rail.

### Separate Wc

Window to side aspect. Low level wc.

### Front Garden

Laid to lawn with a paved pathway.

### Rear Garden

Laid to lawn with a patio area.





To view this property please contact Connells on

**T 01582 595 127**  
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**EPC Rating: D**

**view this property online [connells.co.uk/Property/LGR311116](https://www.connells.co.uk/Property/LGR311116)**

Tenure: Freehold



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