

for sale

**£335,000** Freehold



## Chester Avenue Luton LU4 9SH

- Energy Rating: C
- Three Bedrooms
- Mid Terrace
- Off Street Parking
- Open Plan Lounge/Diner



# Property Details

## Entrance Hall

Double glazed door to front aspect. Radiator.

## Lounge 12' 11" x 10' 3" ( 3.94m x 3.12m )

Double glazed window to front aspect. Television point. Radiator.

## Dining Room 11' 3" x 9' 10" ( 3.43m x 3.00m )

Double glazed window to rear aspect. Radiator.

## Kitchen 11' 2" x 5' 10" ( 3.40m x 1.78m )

Double glazed door and window 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. Gas hob with electric oven. Cooker hood over.

## Bedroom One 12' 9" x 10' 7" ( 3.89m x 3.23m )

Double glazed window to front aspect. Television point. Radiator.

## Bedroom Two 11' 3" x 9' 1" ( 3.43m x 2.77m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three 8' 4" x 8' 4" ( 2.54m x 2.54m )

Double glazed window to rear aspect. Radiator.

## Bathroom

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

## Bedroom Four 16' 3" x 9' 9" ( 4.95m x 2.97m )

Double glazed window to front aspect.

## Front Garden

Block paved driveway.

## Rear Garden

Laid to lawn with a patio area. Shed.



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
LUTON LU3 2QQ

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: LGR311208 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)