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Property Description

Connells Leagrave bring to the market a two bedroom mid terrace property located in the sought after Marsh Farm area. Brussels Way briefly comprises an entrance hall, open plan lounge/diner and a kitchen area. The upper floor contains two double bedrooms and family bathroom suite. Externally the property benefits from off street parking as well as a garage.

Brussels Way is situated within the 'Marsh Farm' development in the North part of Luton, offering residents convenient access to a range of local amenities, this particular property enjoys views to open countryside to the rear. Within walking distance, you can find essential services such as convenient stores, a pharmacy, doctors, & local bus routes. Transportation is facilitated by the proximity of Leagrave ThamesLink train station, located approximately 1.4 miles from the property, & easy access to junction 11 and 11a of the M1. For families, the property falls within the school catchment areas of Whitefield Primary & Lea Manor High, providing educational options for residents. This location combines accessibility & community services, making it a potentially desirable area for those considering living in the North part of Luton.



Entrance Hall

Double glazed door to front aspect into lounge.

Lounge

15' 6" x 12' 4" (4.72m x 3.76m)
Double glazed window to front aspect. Gas fire place. Television point. Radiator.

Kitchen

12' 4" x 7' 1" (3.76m x 2.16m)

Double glazed door and window to rear aspect. Fitted kitchen with wall and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Gas hob with electric oven. Radiator.

Bedroom One

11' 11" x 7' 5" (3.63m x 2.26m)

Double glazed window to rear aspect. Television point. Radiator. Loft access.

Bedroom Two

12' 4" x 8' (3.76m x 2.44m)

Double glazed window to front aspect. Radiator.

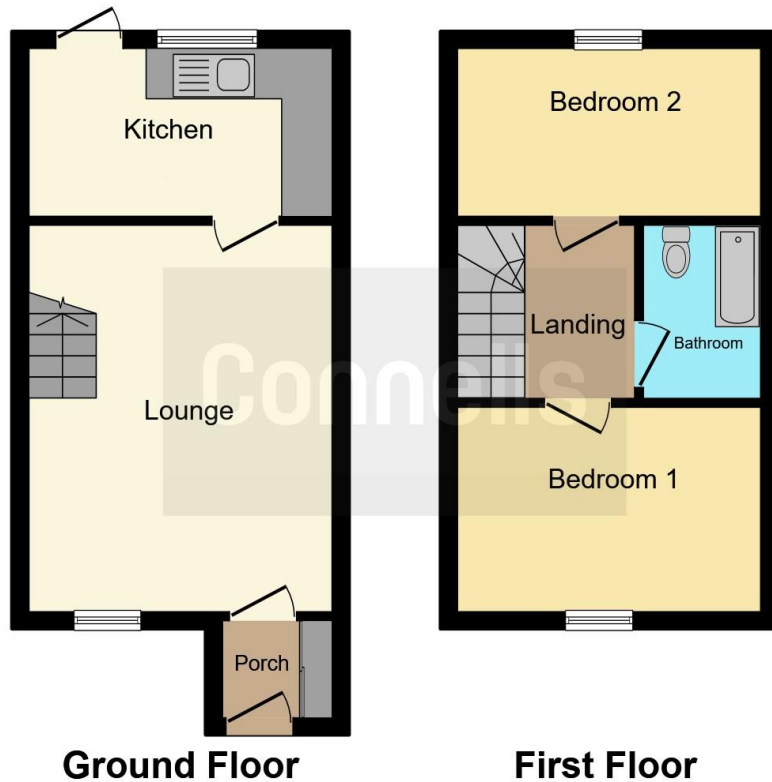
Bathroom

Suite comprising bath with mixer taps and electric shower over, wash hand basin and low level wc. Radiator.

Rear Garden

Laid to lawn with a patio area. Shed.





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

To view this property please contact Connells on

T 01582 595 127
E legrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C

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Tenure: Freehold



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