

for sale

**£375,000** Freehold



## Chester Close Luton LU4 9SJ

Connells Leagrave present a three bedroom semi detached property located in the sought after Chalney School catchment area. Chester Close briefly comprises an entrance hall, lounge, diner, extended kitchen area. The upper floor contains three bedrooms and family bathroom suite.



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# Property Details

## Entrance Porch

Door to front aspect. Double glazed window to side aspect.

## Entrance Hall

Door and window to front aspect. Radiator.

## Lounge 12' 2" x 10' 11" ( 3.71m x 3.33m )

Double glazed window to front aspect. Gas fire place. Radiator.

## Dining Room 11' 4" x 9' 11" ( 3.45m x 3.02m )

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

## Kitchen 17' x 7' 11" ( 5.18m x 2.41m )

Double glazed window to side aspect. 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. Space for a fridge/freezer. Gas oven with gas hob and cooker hood over. Radiator.

## First Floor Landing

Double glazed window to side aspect. Loft access with loft ladder.

## Bedroom One 12' 7" x 10' 6" ( 3.84m x 3.20m )

Double glazed window to front aspect. Open fire place. Radiator.

## Bedroom Two 11' 3" x 8' 1" ( 3.43m x 2.46m )

Double glazed window to rear aspect. Radiator.

## Bedroom Three 8' 5" x 8' 3" ( 2.57m x 2.51m )

Double glazed window to rear aspect. Telephone point. Radiator.

## Bathroom

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

## Front Garden

Off road parking.

## Rear Garden

Laid to lawn with a patio area. Two brick built outbuildings.

## Garage

Single garage with up and over door. Workshop area.



To view this property please contact Connells on

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185 Marsh Road Leagrave  
LUTON LU3 2QQ

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: LGR311279 - 0003

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