





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](http://www.focalagent.com)

## Property Description

Connells Legrave bring to the market a CHAIN FREE one bedroom FREEHOLD cluster home located in the sought after Hockwell Ring area of Legrave. Thorntondale briefly comprises an entrance porch, open plan lounge/diner, kitchen area. The upper floor contains a double bedroom and bathroom suite.

The location of this home is equally impressive. The property is located closely to all local amenities, commuters are perfectly positioned with Legrave railway station in close proximity along with the M1 for commuting towards London. and beyond.

## Entrance Porch

Double glazed door to front aspect. Double glazed window to front and side aspects.

## Entrance Hall

Door to front aspect.

## Lounge

15' 7" x 13' 6" ( 4.75m x 4.11m )  
Double glazed window to front and side aspects. Television point. Radiator.

## Kitchen

6' 10" x 5' 10" ( 2.08m x 1.78m )  
Double glazed 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 fridge/freezer. Space for a freestanding electric cooker. Plumbing for a washing machine. Boiler.





## Bedroom One

13' 6" x 7' 9" ( 4.11m x 2.36m )

Double glazed windows to front and side aspects. Fitted wardrobes. Built in cupboard. Television point. Loft access. Radiator.

## Bathroom

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

## Front Garden

Laid to lawn.

## Parking

One allocated parking space.





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

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LGR311440](https://connells.co.uk/Property/LGR311440)**

Tenure: Freehold



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)**

Property Ref: LGR311440 - 0005