



Connells

Brussels Way
Luton



Property Description

Connells Leagrave offer a WELL PRESENTED three bedroom end terraced property with potential to extend to the side subject to planning permission. Brussels Way briefly comprises an entrance hall, kitchen, lounge/diner and conservatory extension to rear. The upper floor contains three bedrooms and a family bathroom suite. Externally the property benefits from allocated parking as well as a rear garden mixing of patio, laid to lawn areas and a pond.

Connells Leagrave is excited to present this delightful three bedroom property nestled in a quiet cul-de-sac in North Luton. This location is ideal for commuters, with Leagrave mainline station just 1.3 miles away, making trips to London quick and convenient. You'll also find a range of shops, bus routes, and supermarkets nearby, alongside local schools known for their strong reputations and recently enhanced sporting facilities.

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

14' 5" x 11' 11" (4.39m x 3.63m)
Double glazed window and door to rear aspect. Television point. Radiator.

Kitchen

12' x 8' 3" (3.66m x 2.51m)
Double glazed window to front 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. Plumbing for a washing machine and dishwasher. Electric hob and electric oven with cooker hood over.

Conservatory

13' 4" x 8' 11" (4.06m x 2.72m)
Brick built base with double glazed windows to side and rear aspects. Double glazed patio doors to rear aspect.

First Floor Landing

Loft access.

Bedroom One

14' 6" x 11' 6" (4.42m x 3.51m)
Double glazed window to front aspect.
Fitted wardrobe. Radiator.

Bedroom Two

9' 10" x 8' 7" (3.00m x 2.62m)
Double glazed window to rear aspect.
Television point. Radiator.

Bedroom Three

9' 9" x 5' 8" (2.97m x 1.73m)
Double glazed window to rear aspect.
Radiator.

Bathroom

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

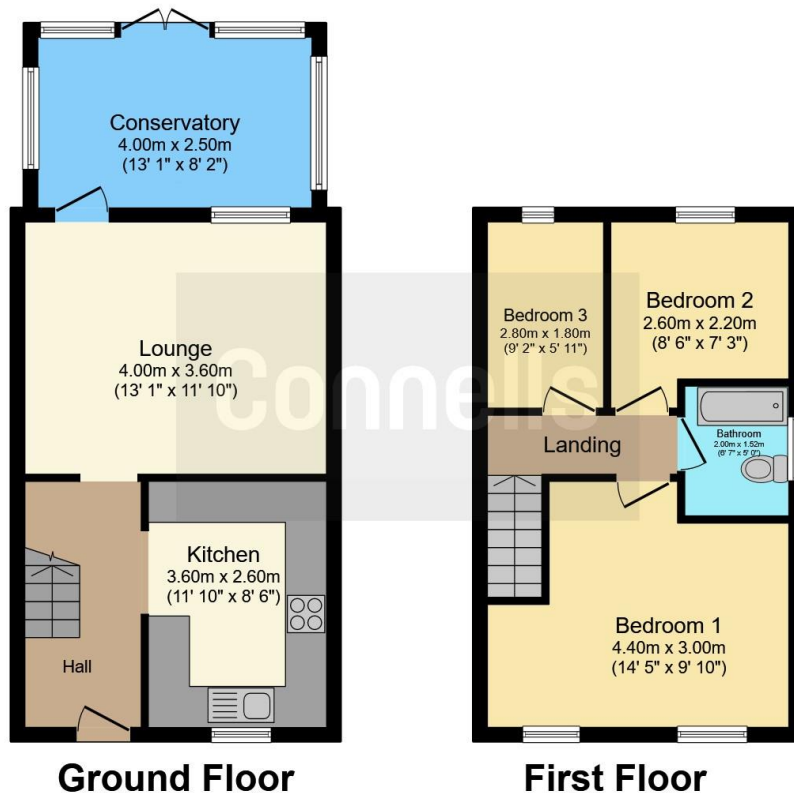
Rear Garden

Laid to lawn with a patio area. Shed.
Pond.

Parking

One allocated parking space.





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

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185 Marsh Road Legrave
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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR311388

Tenure: Freehold



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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.

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