





Property Description

Connells Legrave bring to the market a RARELY AVAILABLE four bedroom semi detached property located in the sought after Sundon Park area of Legrave. Cheviot Close is in IMMACULATE condition throughout and briefly comprises an entrance porch, cloakroom, entrance hall, lounge, open plan kitchen/diner with additional reception room to the rear. The upper floor contains a master bedroom with an en suite and walk in wardrobe, a family bathroom suite and three generously sized bedrooms. The loft accesses via a ladder is fully boarded and has a double glazed velux window to the rear. Externally the property also benefits from ample off street parking as well as an integral garage which offers additional extension potential STPP. The rear garden is a mix of patio and laid to lawn areas.

Sundon Park continues to be that commuter friendly hotspot that boasts all of the attributes our buyers from London appreciate; shops, schools, doctors, bus links and a fifteen minute walk to Legrave Train Station.

Entrance Hall

Double glazed door to front aspect. Double glazed window to side aspect. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Radiator.

Lounge

14' 7" x 12' 5" (4.45m x 3.78m)
Double glazed window to front aspect. Electric fire place. Television point.

Dining Room

18' 10" x 8' 5" (5.74m x 2.57m)
Wall and base units. Electric oven. Space for a fridge/freezer.

Reception Room Three

11' 9" x 8' 11" (3.58m x 2.72m)
Double glazed patio doors to rear aspect. Radiator.

Kitchen

18' 1" x 8' 6" (5.51m x 2.59m)
Double glazed window and patio doors 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. Integrated dishwasher. Electric induction hob. Cooker hood. Television point. Radiator.

First Floor Landing

Loft access with loft ladder. Airing cupboard.

Bedroom One

18' 6" x 9' 8" (5.64m x 2.95m)
Double glazed window to front aspect. Fitted wardrobes.
18'06 x 6'01 walk in wardrobe. Double glazed window to rear aspect. Fitted wardrobe. Radiator. Loft access.

En Suite

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Extractor fan. Radiator.

Bedroom Two

12' 2" x 10' 4" plus door recess (3.71m x 3.15m plus door recess)
Double glazed window to front aspect. Radiator.

Bedroom Three

11' x 10' 2" (3.35m x 3.10m)
Double glazed window to rear aspect. Radiator.

Bedroom Four

9' 3" x 8' 1" (2.82m x 2.46m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bathroom

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

Loft Space

Double glazed Velux window to rear aspect. Fully boarded. Eaves storage.

Front Garden

Off road parking.

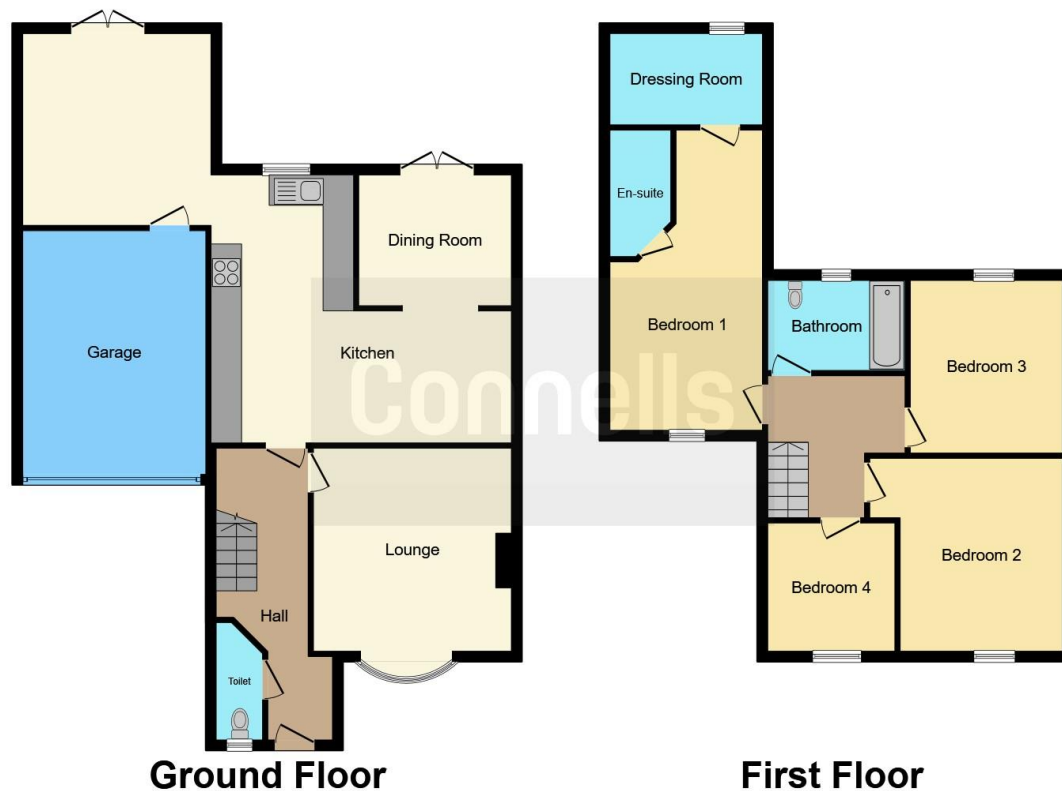
Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Single garage with up and over door. Power and light supply.





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 leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: Awaited

view this property online connells.co.uk/Property/LGR311551

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR311551 - 0003