





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



Property Description

Connells Leagrave bring to the market a CHAIN FREE two bedroom end terraced property. Hedges Way briefly comprises an entrance hall, modern kitchen, cloakroom, open plan lounge/diner. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden with a rear garden mixing of patio and laid to lawn areas. The property also benefits from an allocated parking space.

Located in the popular Tophill area of Leagrave, Connells offer this well presented two bedroom family home within walking distance to Leagrave main line train station with a wide range of local schools, services, amenities and shops. The M1 Motorway at Junctions 11 & 11a/A5 Link road are also easily reached. Call Connells now on .01582 595127.

Entrance Hall

Double glazed door to front aspect. Radiator.

Cloakroom

Suite comprising low level wc and wash hand basin. Extractor fan. Radiator.

Lounge/Diner

14' 5" x 12' (4.39m x 3.66m)
Double glazed window and patio doors to rear aspect. Television point. Radiator.

Kitchen

10' x 7' 2" (3.05m x 2.18m)
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. Plumbing for a washing machine. Integrated fridge/freezer. Induction electric hob with electric oven and cooker hood over.

First Floor Landing

Loft access. Radiator.

Bedroom One

10' 8" plus door recess x 10' 7" (3.25m plus door recess x 3.23m)
Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

14' 5" x 8' 3" (4.39m x 2.51m)
Double glazed window to rear aspect. Radiator.

Bathroom

Extractor fan. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Shaver point. Part tiled. Radiator.

Rear Garden

Laid to lawn with a patio area.

Parking

One allocated parking space.





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: B

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR311517

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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