



Connells

Sundon Park Road
Luton

Sundon Park Road Luton LU3 3AS

for sale offers in excess of
£335,000



Property Description

Connells Legrave bring to the market a three/four bedroom semi detached property located in the sought after Sundon Park area. Sundon Park Road briefly comprises an entrance hall, open plan lounge/diner/kitchen, family bathroom suite and converted garage. The upper floor contains three bedrooms and a separate WC. Externally the property benefits from ample off street parking to the front.

Sundon Park Road is located very closely to all local amenities and also benefits from great local transport links with Junction 11A of M1 Motorway and Legrave train station a short drive away. Don't miss out! Call Connells Legrave now!

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Lounge

22' 9" x 11' 3" (6.93m x 3.43m)
Double glazed window to front aspect. Electric fire place. Television point. Radiator.

Kitchen

10' 5" x 10' 5" (3.17m x 3.17m)
Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated electric oven with gas hob and cooker hood over. Integrated dishwasher.

Utility Room

11' 1" x 7' 8" (3.38m x 2.34m)
Double glazed windows to rear and side aspects. Double glazed door to side aspect. Wall and base units with sink. Plumbing for a washing machine. Space for a fridge/freezer.

Wet Room

Double glazed windows to side and rear aspects. Suite comprising shower, wash hand

basin and low level wc. Radiator.

Bedroom One

23' 8" x 7' 9" (7.21m x 2.36m)
Double glazed door and window to rear aspect. Fitted wardrobes. Television point. Radiator.

First Floor Landing

Double glazed window to front aspect. Airing cupboard. Loft access.

Cloakroom

Low level wc. Part tiled.

Bedroom Two

11' 6" x 10' (3.51m x 3.05m)
Double glazed window to front aspect. Radiator.

Bedroom Three

12' 8" x 9' 2" (3.86m x 2.79m)
Double glazed window to rear aspect. Radiator.

Bedroom Four

9' 8" x 8' (2.95m x 2.44m)
Double glazed window to rear aspect. Radiator.

Front Garden

Block paved driveway providing off street parking.

Rear Garden

Laid to lawn with a patio area. Shed.





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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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR311592



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.

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