





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.localagent.com



Property Description

Connells Leagrave bring to the market a three bedroom property located off the popular Toddington Road. Chalton Road briefly comprises an entrance hall, open plan lounge/diner, kitchen area, the upper floor contains three generous sized bedrooms and family bathroom suite. Externally the property benefits from a gravel front garden providing off street parking for multiple vehicles, the rear garden contains a converted outbuilding into an office space, patio area and laid to lawn.

Locally Chalton Road is located within walking distance to all local amenities and is located within close proximity to all local schools. Just a short drive from Junction 11 and 11a of the M1 makes Chalton Road an ideal location for commuting,

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

21' 11" x 12' 6" (6.68m x 3.81m)

Double glazed sliding door to rear aspect. Television point.

Kitchen

12' 9" x 8' (3.89m x 2.44m)

Double glazed window to rear aspect. Double glazed door 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. Plumbing for a washing machine and dishwasher. Gas oven and gas hob.

First Floor Landing

Stairs leading from entrance hall. Double glazed window to side aspect.

Bedroom One

13' x 9' 9" (3.96m x 2.97m)
Double glazed window to front aspect.
Radiator.

Bedroom Two

11' 3" x 8' 7" (3.43m x 2.62m)
Double glazed window to rear aspect. Loft access. Built in wardrobe.

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m)
Double glazed window to front aspect.
Radiator.

Separate Wc

Double glazed window to side aspect. Low level wc.

Bathroom

Double glazed window to rear aspect. Suite comprising bath and wash hand basin.
Radiator.

Front Garden

Driveway for off road parking.

Rear Garden

Laid to lawn with a patio area.

Outbuilding

7' x 7' (2.13m x 2.13m)
Electric and office space. Combi boiler.





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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR311936



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: LGR311936 - 0002