



Connells

Addington Way
Luton



Property Description

Connells Legrave present a two bedroom mid terraced property located within the Challney School catchment area. Addington Way briefly comprises an entrance hall, lounge, open plan kitchen diner. The upper floor contains two spacious bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden with allocated parking to the front. The rear garden being a perfect blend of patio and laid to lawn areas.

Addington Way is located just off Oakley Road in the Challney area of Luton LU4. Moments from your front door, you have an array of local facilities including schools, shops and road links. For transport, you have a dedicated bus route that serves Addington Way and Legrave Station is a sure fire way to get from out fair town to London in less than an hour.

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



Entrance Hall

Door to front aspect. Radiator.

Lounge

14' 8" x 12' 6" max (4.47m x 3.81m max)
Double glazed window to front aspect.
Television point. Radiator.

Kitchen

12' 6" x 8' 10" (3.81m x 2.69m)
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 sink unit. Space for a fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over. Radiator.

Conservatory

UPVC construction. Double glazed door and window to rear aspect. Double glazed window to side aspect.

First Floor Landing

Loft access.

Bedroom One

12' 6" x 8' (3.81m x 2.44m)
Double glazed window to front aspect. Fitted wardrobes. Built in cupboard. Radiator.

Bedroom Two

9' 10" x 9' 2" (3.00m x 2.79m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bathroom

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

Front Garden

Lawn area with paved pathway to front door.

Rear Garden

Patio. Shed.

Parking

Two allocated parking spaces.





To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312000



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