





Property Description

Connells Legrave present a CHAIN FREE & IMMACULATE three bedroom semi detached property located within walking distance to L&D hospital. Seabrook briefly comprises an entrance hall, open plan lounge/diner and kitchen area. The upper floor contains three bedrooms and modern bathroom suite. Externally the property benefits from a block paved from garden offering off street parking, as well as a garage to the side of the property. The rear garden is a blend of patio, decking and laid to lawn areas, complete with a shed and 21 FT home office. The property boasts extension potential STPP.

The location is another standout feature. Situated within close proximity to Legrave Train Station, the property offers excellent transport links, making commutes to nearby towns and cities quick and convenient. For those travelling by car, M1 Junction 11 is easily accessible, ensuring connectivity to the wider motorway network. Families will appreciate the property's position within a great school catchment area, while its proximity to Luton & Dunstable Hospital adds to its convenience.



Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

12' 9" x 11' 4" (3.89m x 3.45m)
Double glazed window to front aspect. Gas fire place. Television point. Radiator.

Dining Room

11' 2" x 9' 5" (3.40m x 2.87m)
Double glazed patio doors to rear aspect. Radiator.

Kitchen

10' 8" x 8' 2" (3.25m x 2.49m)
Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over with stainless steel sink and drainer unit. Space for a fridge/freezer. Integrated dishwasher. Gas hob with electric oven and cooker hood over.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

13' 8" x 10' 7" (4.17m x 3.23m)
Double glazed window to front aspect. Fitted wardrobes. Television point. Radiator.

Bedroom Two

11' 1" x 10' 6" (3.38m x 3.20m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

9' 9" x 7' 1" (2.97m x 2.16m)
Double glazed window to front aspect. Built in cupboard. Radiator.

Bathroom

Double glazed windows to rear and side aspects. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

Front Garden

Block paved providing off road parking.

Rear Garden

Laid to lawn with a patio and decking area.

Outbuilding

Low level wc and wash hand basin.

Lean To

21' 3" x 9' 5" (6.48m x 2.87m)
Open out doors. 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

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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312039



Tenure: Freehold



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