



Connells

Oakley Gardens  
Luton





### Property Description

Connells Leagrave bring to the market a well presented four bedroom townhouse located off the popular Oakley Road. Oakley Gardens briefly comprises an entrance hall, kitchen area, cloakroom, open plan lounge/diner. The first floor contains two bedrooms with the master containing an en suite. The second floor contains two additional bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden, along with off street parking and a garage fit with an electric vehicle charge point and electricity provided within. The rear garden is low maintenance being a blend of patio and artificial grass. Solar Panels on the roof of the house and garage.

Oakley Gardens is a private road located off the popular Oakley Road, situated within a popular residential enclave, the home enjoys superb convenience with local amenities located within just a quarter mile—perfect for busy families seeking comfort, accessibility, and community.





## Entrance Hall

Double glazed door to front aspect. Radiator.

## Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Radiator.

## Lounge/Diner

Double glazed patio doors to rear aspect. Double glazed window to rear aspect. Television point. Radiator.

## Kitchen

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. Space for a fridge/freezer. Integrated dishwasher. Integrated washing machine/dryer. Gas hob with electric oven and cooker hood over. Radiator.

## First Floor Landing

Radiator.

## Bedroom One

Double glazed window to front aspect. Radiator. AC unit

## En Suite

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Part tiled. Shaver point. Extractor fan. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Television point. Radiator.

## Second Floor Landing

Loft access. Radiator.

## Bedroom Three

Double glazed Velux window to rear aspect. Two wardrobes. AC Unit. Radiator.

## Bedroom Four

Double glazed window to front aspect. Built in wardrobe. Radiator. AC Unit

## Bathroom

Double glazed Velux window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Shaver point. Radiator.

## Front Garden

Paved pathway to entrance.

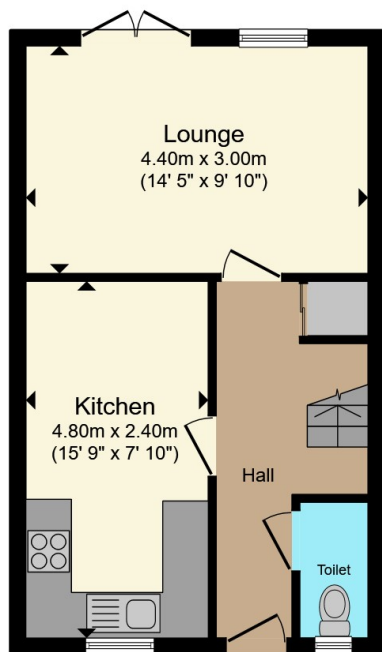
## Rear Garden

Artificial grass with patio area. Power outlets.

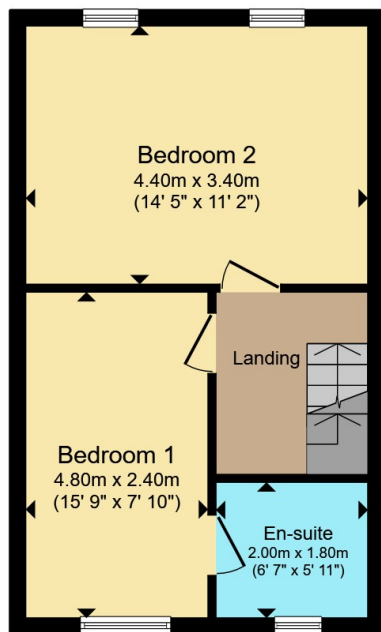
## Garage

Up and over door. Power and lights. EV Charging point. Solar Panels on the roof. Power socket on external wall.

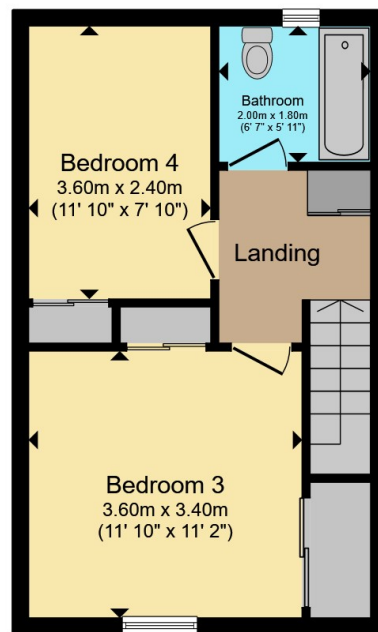




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 105.3 m<sup>2</sup> (1,133 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



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EPC Rating: A Council Tax  
Band: D

**view this property online [connells.co.uk/Property/LGR312134](http://connells.co.uk/Property/LGR312134)**

Tenure: Freehold



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Property Ref: LGR312134 - 0020