



**Connells**

Cranbrook Drive  
Luton





### Property Description

Connells Legrave bring to the market a three bedroom semi detached bungalow located in the sought after Sundon Park area.

Cranbrook Drive briefly comprises an entrance porch, entrance hall, three spacious bedrooms, cloakroom, shower room, kitchen area, lounge/diner. Externally the property benefits from a low maintenance front garden of lawn, with the rear garden being a blend of patio and laid to lawn areas. The property also benefits from a shared driveway and a garage.

Situated in the sought after Sundon Park area of North Luton. The property is ideally located for commuters with Legrave mainline station just over a mile away offering direct routes to and from London. There are an array of shops, bus routes, supermarkets and other amenities all nearby as well as having easy access to the new motorway junction 11A. The area has proved popular with families and children will often attend Parklea Primary School Lower/Sundon Park Primary and Lealands Secondary as their schools.



## Entrance Porch

Double glazed door to front. Double glazed window to side aspect.

## Entrance Hall

Double glazed door to front aspect. Radiator. BT telephone point.

## Cloakroom

Double glazed window to side aspect. Suite comprising low level wc. Radiator.

## Lounge

Double glazed window and patio doors to rear aspect. Television and telephone points. Electric fire Radiator.

## Dining Room/Bedroom Three

Double glazed window to front aspect. Radiator.

## Kitchen

Double glazed windows to rear and side aspects. Double glazed door to rear 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. Space for a fridge/freezer. Space for a freestanding electric oven. Radiator.

## Bedroom One

Double glazed window to front aspect. Fitted wardrobes. Television point. Radiator.

## Bedroom Two

Double glazed window to side aspect. Television point. Radiator. Telephone point.

## Shower Room

Double glazed window to side aspect. Suite comprising shower cubicle and wash hand basin. Shaver point. Fully tiled. Combi boiler. Radiator.

## Rear Garden

Laid to lawn with a patio area. Greenhouse.

## Garage

Up and over door. Power and light supply.







Total floor area 80.3 m<sup>2</sup> (864 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: D Council Tax  
 Band: C

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Tenure: Freehold



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Property Ref: LGR312160 - 0006