



Connells

Swan Mead
Luton



Property Description

Connells Leagrave present a CHAIN FREE two bedroom mid terraced property located in the sought after Birds Estate. Swan Mead briefly comprises an entrance hall, kitchen area, open plan lounge/diner. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from a paved pathway to entrance with laid to lawn front garden, The back garden being a blend of laid to lawn and decking areas.

The property's location gives excellent access to local shops and well regarded schools as well as the M1, L&D Hospital and the Thameslink mainline train station that provides fast links in to LONDON. Call Connells Leagrave to arrange your viewing today!



Entrance Hall

Double glazed door to front aspect. Electric heater.

Lounge/Diner

Double glazed patio doors to rear aspect. Television point. Electric heater.

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 cooker. Space for a fridge/freezer.

Landing

Loft access.

Bedroom One

Double glazed window to rear aspect. Built in cupboard. Electric heater.

Bedroom Two

Double glazed window to front aspect. Electric heater.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Electric heater.

Front Garden

Laid to lawn with a paved pathway to entrance.

Rear Garden

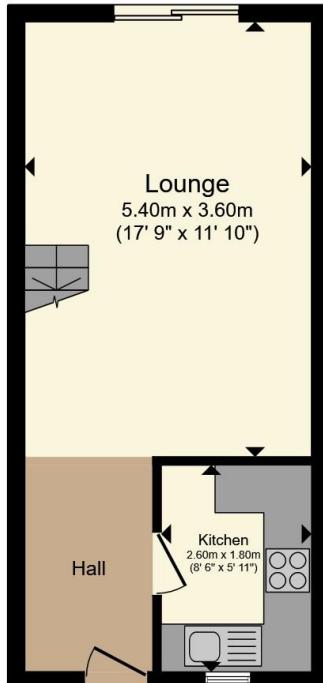
Laid to lawn with a decking area.

Agents Note:

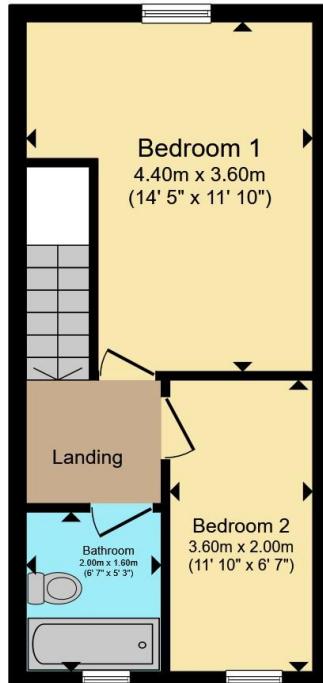
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Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge.





Ground Floor



First Floor

Total floor area 58.8 m² (633 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

Connells

To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: E Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312161



Tenure: Freehold



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.

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