



Connells

Osprey Walk
Luton



Property Description

Connells Leagrave bring to the market an EXTENDED two bedroom semi detached property located in the sought after Birds Estate. Osprey Walk briefly comprises an entrance hall, lounge, open plan and extended kitchen/diner. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden. With a rear garden benefiting from patio and artificial grass and providing off street parking. Internal viewings are advised!

Osprey Walk is a modern residential development situated in a quiet and well-maintained part of Luton, offering a pleasant setting ideal for families, professionals, and commuters alike. The area is known for its peaceful atmosphere while still providing convenient access to a wide range of local amenities.

Everyday needs are well catered for with nearby shops, supermarkets, and schools, while Luton town centre offers a broader selection of retail, dining, and leisure facilities.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed window and door to side aspect. Radiator.

Lounge

Double glazed window to front aspect. Television point. Boiler. Radiator.

Kitchen/Diner

Double glazed window to side aspect. Double glazed patio doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated dishwasher, washing machine and fridge/freezer. Gas hob with electric oven and cooker hood over. Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Built in cupboard. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Extractor fan. Built in cupboard. Fully tiled. Radiator.

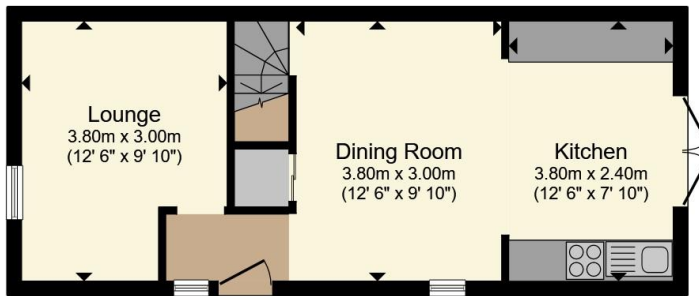
Front Garden

Paved pathway leading to entrance. Shrubby.

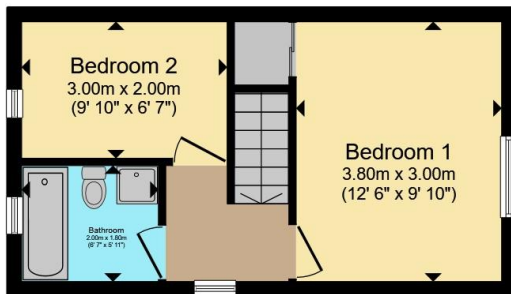
Rear Garden

Artificial grass with patio area. Shed.





Ground Floor



First Floor

Total floor area 62.7 m² (675 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

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/LGR312366

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR312366 - 0007