



Connells

Penda Close
Luton



Property Description

Connells Leagrave are delighted to present this two-bedroom semi-detached property with land to the side, offering potential to extend, subject to the necessary planning permissions.

Penda Close is conveniently located close to Leagrave Station, making it ideal for commuters, and is within easy reach of local shops, amenities and schools. Comprising two double bedrooms, a refitted kitchen, a living room and a modern four-piece bathroom suite. Additional benefits include double glazing and gas central heating.

The side plot offers scope for further development and provides an opportunity for future owners to increase the accommodation, subject to planning consent.

Suitable for first-time buyers, families and investors, this property offers good-sized accommodation in a convenient location.

Viewing is recommended.

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.



Lounge

Double glazed door to front aspect. Double glazed windows to front and side aspects. Radiator.

Kitchen

Double glazed window 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. Gas hob with electric oven. Integrated fridge/freezer. Radiator.

First Floor Landing

Loft hatch.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Radiator.

Front Garden

Laid to lawn.

Rear Garden

Laid to lawn with a decking area. Enclosed by fencing.

Parking

Allocated parking.





To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312583



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.

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