



Connells

Streatley Road
Sundon Luton

Streatley Road
Sundon Luton LU3 3PQ

for sale offers in excess of
£475,000



Property Description

This rare 3 bedroom detached property located in the Upper Sundon area of Luton is a must see. This large family home briefly comprises, Entrance hall, wet room, lounge, dining room, study, kitchen, three bedrooms and bathroom. Externally the property has parking for 3 cars and large rear garden.

Sundon is a beautiful village benefiting from useful amenities locally including a public house as well as offering convenient bus routes, and open green spaces. Superb commuter links are provided into London from nearby train stations as well as road access from the M1. For the keen ramble and walker, countryside sits directly on your doorstep providing unrivalled walks and nature trails locally.

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.



Wet Room

Window to front and side aspects. Suite comprising shower, wash hand basin and low level wc. Part tiled. Radiator.

Boiler Room

Double glazed door to side aspect. Boiler. Radiator.

Lounge

25' 11" into bay x 15' 4" max (7.90m into bay x 4.67m max)

Double glazed window to front aspect. Radiator.

Dining Room

23' 1" into bay x 12' 1" max (7.04m into bay x 3.68m max)

Double glazed windows to front and side aspects. Radiator.

Reception Room Three

8' 2" x 8' 2" max (2.49m x 2.49m max)

Window to side aspect. Radiator.

Kitchen

16' 11" x 10' 10" (5.16m x 3.30m)

Double glazed window to rear and side aspects. Fitted kitchen comprising a range of 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 cooker. Part tiled.

First Floor Landing

Stairs leading from entrance hall. Window to rear aspect. Double glazed window to front aspect. Lost access. Radiator.

Bedroom One

17' 7" x 12' 2" (5.36m x 3.71m)

Double glazed window to side aspect. Radiator.

Bedroom Two

11' 11" x 8' 7" (3.63m x 2.62m)

Window to side aspect. Radiator.

Bedroom Three

11' 4" x 8' 5" (3.45m x 2.57m)

Double glazed window to side aspect. Storage cupboard. Radiator.

Bathroom

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

Rear Garden

Concrete area. Brambles.





To view this property please contact Connells on

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

185 Marsh Road Legrave
 LUTON LU3 2QQ

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312107



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: LGR312107 - 0011