

Connells

Browning Road
Luton

Browning Road
Luton LU4 0LE

for sale guide price
£315,000







Property Description

Chain Free Extended Family Home | Very Well Presented Throughout

Offered for sale chain free, this extended family home is presented to a high standard throughout, offering spacious and versatile accommodation ideal for modern family living.

The property features a bright and welcoming lounge, a well-appointed kitchen/dining area, generous bedrooms, and a modern family bathroom. The extension provides additional living space, perfectly suited to growing families and those who enjoy entertaining.

Externally, the property benefits from a private rear garden and is conveniently located close to a wide range of local amenities.

Situated in the sought-after Luton & Dunstable area of Luton, the property is within half a mile of Luton & Dunstable Hospital and is ideally positioned for commuters, with the M1 motorway junction 11 approximately 0.4 miles away. Further benefits include nearby shops, regular bus routes, and highly regarded local schools, including the much-improved Barnfield West Academy.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to 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.







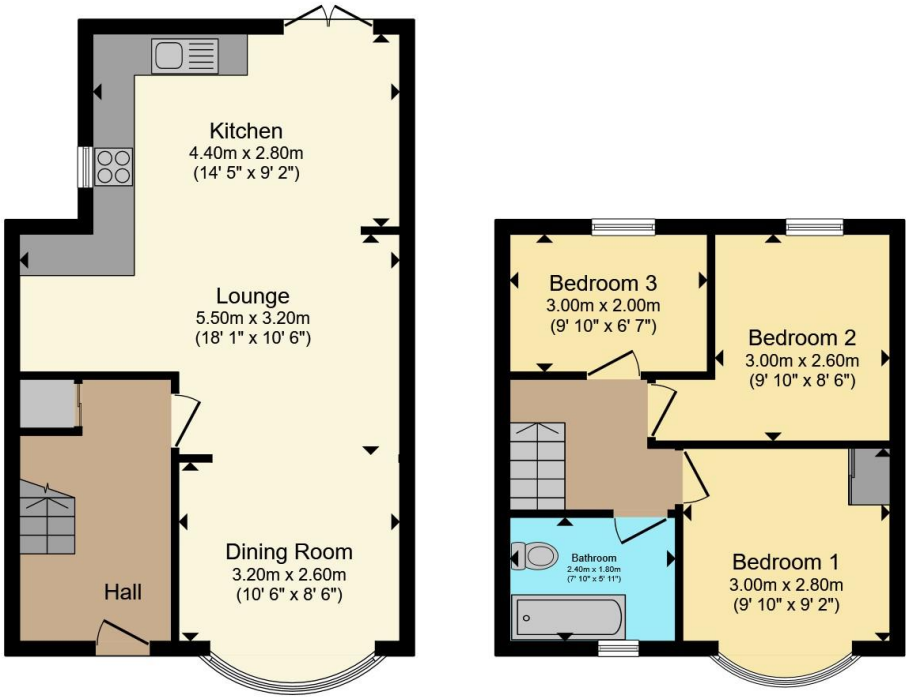












Ground Floor **First Floor**

Total floor area 79.7 m² (858 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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83-83A George Street
LUTON LU1 2AT

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318685

The Property Ombudsman

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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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