



Connells

High Beech Road
Luton



Property Description

Situated on the popular High Beech Road in Luton, this spacious three-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, growing families and investors alike. Offering well-balanced accommodation throughout, the property combines practical living space with plenty of potential to personalise and make your own.

The ground floor comprises a welcoming entrance hall, a bright and spacious lounge perfect for relaxing and entertaining, and a well-proportioned kitchen/dining area providing ample space for everyday family life. Upstairs, there are three generously sized bedrooms and a family bathroom, making the property ideally suited to modern family living. Externally the property benefits from off street parking to the front as well as an integral garage. The property also has a private rear garden.

Conveniently located within easy reach of local schools, shops, parks and transport links, the property is well positioned for commuters, with easy access to Luton town centre, Leagrave Train Station and the M1 motorway. Combining space, convenience and potential, this is a fantastic home that must be viewed to be fully appreciated.

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 front aspect. Radiator.

Lounge

Triple glazed window to front aspect. Television and telephone points. Electric fire place. Radiator.

Dining Room

Double glazed patio doors to rear aspect. Radiator.

Kitchen

Double glazed window and door 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. Space for a fridge/freezer. Plumbing for a washing machine and dishwasher. Gas hob with electric oven and cooker hood over.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. 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.

Front Garden

Block paved for off street parking.

Rear Garden

Laid to lawn with a decking area. Shed.

Agents Note

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.





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: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312525



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: LGR312525 - 0002