



**Connells**

Drayton Road  
Luton



### Property Description

Connells Leagrave presents a CHAIN FREE three bedroom mid terraced property. Drayton Road briefly comprises an entrance porch, lounge and open plan kitchen/diner. The upper floor contains three spacious bedrooms and family bathroom suite. The property also has off street parking rear garden is a blend of patio and laid to lawn areas and also benefits from a summer house.

Conveniently situated close to Luton/Dunstable Hospital and M1 Junction 11, commuters will find it easy to travel to and from work. Drayton Road is well-known for its popular school catchment area. Families can take advantage of the excellent local education options nearby. This property is specifically tailored for those looking to settle down and raise a family in a safe and vibrant community.

### Entrance Porch

Double glazed door to front aspect. Electric heater.

### Entrance Hall

Door to front aspect.

### Lounge

18' 9" x 10' 5" ( 5.71m x 3.17m )  
Double glazed window to front aspect. Electric fire place. Television point. Radiator.

### Kitchen/Diner

18' 8" x 9' 8" ( 5.69m x 2.95m )  
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. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over.

### Bedroom One

15' 9" x 8' 6" ( 4.80m x 2.59m )

Double glazed window to rear aspect. Built in wardrobes and cupboard. Radiator.

### Bedroom Two

13' 2" plus door recess x 9' 8" ( 4.01m plus door recess x 2.95m )  
Double glazed window to front aspect. Built in cupboard. Radiator.

### Bedroom Three

10' 6" x 6' 9" ( 3.20m x 2.06m )  
Double glazed window to front aspect. Built in cupboard. Radiator.

### Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment and wash hand basin. Radiator.

### Separate Wc

Double glazed window to rear aspect. Low level wc.

### Front Garden

Off street parking.

### Rear Garden

Laid to lawn with a patio area. Brick built outbuilding with power supply.

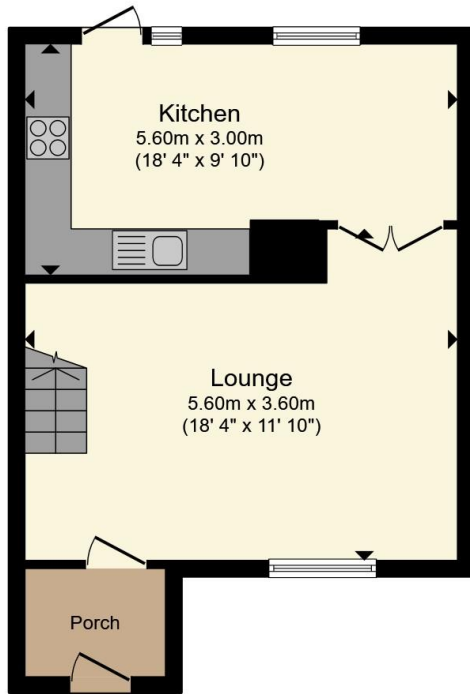
### Outbuilding

13' 3" x 9' 6" ( 4.04m x 2.90m )  
Door and window to front aspect. Power and light supply.

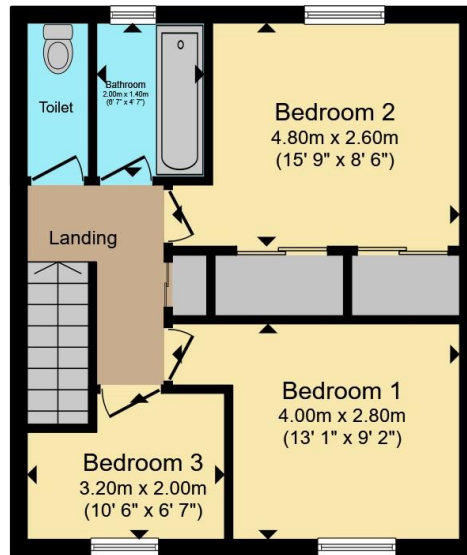
### Separate Wc

Low level wc. Fully tiled. Extractor fan.





**Ground Floor**



**First Floor**

Total floor area 77.8 m<sup>2</sup> (837 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: B

**view this property online [connells.co.uk/Property/LGR312119](http://connells.co.uk/Property/LGR312119)**

Tenure: Freehold



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