



**Connells**

Capron Road  
Luton



### Property Description

Connells Leagrave present a large four bedroom family home located within walking distance to Leagrave train station. Capron Road briefly comprises an entrance hall, cloakroom, study, open plan lounge/diner and kitchen area and conservatory. The upper floor contains four bedrooms, family bathroom suite and ensuite to master bedroom. Externally the property benefits from a driveway for off street parking. The rear garden is fully paved.

Capron Road is located off both Station Road and Grange Avenue in Leagrave LU4 and is perfectly situated for a short walk to Leagrave Station which is a commuter favourite to get from Luton to London in under an hour. There's also a vast array of local facilities from schools to shopping and road links to recreational grounds. The M1 Junction 11 is a few moments drive away and acts as a main thread to and from London and the North.

### Entrance Porch

Double glazed door to front aspect. Under stairs storage.

### Cloakroom

Double glazed window to side aspect. Suite comprising low level wc and wash hand basin. Radiator.

### Study

Double glazed window to rear aspect. Radiator.

### Lounge/Diner

Double glazed window to front aspect. Television point. Radiator.

### Kitchen

Double glazed window to rear aspect. Fitted

kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Gas hob with fan over. Plumbing for a washing machine, dishwasher and tumble dryer.

### Bedroom One

Double glazed window to front aspect. Radiator.

### En Suite

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Tiled.

### Bedroom Two

Double glazed window to front aspect. Radiator.

### Bedroom Three

Double glazed window to rear. Radiator.

### Bedroom Four

Double glazed window to rear aspect. Radiator.

### Bathroom

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

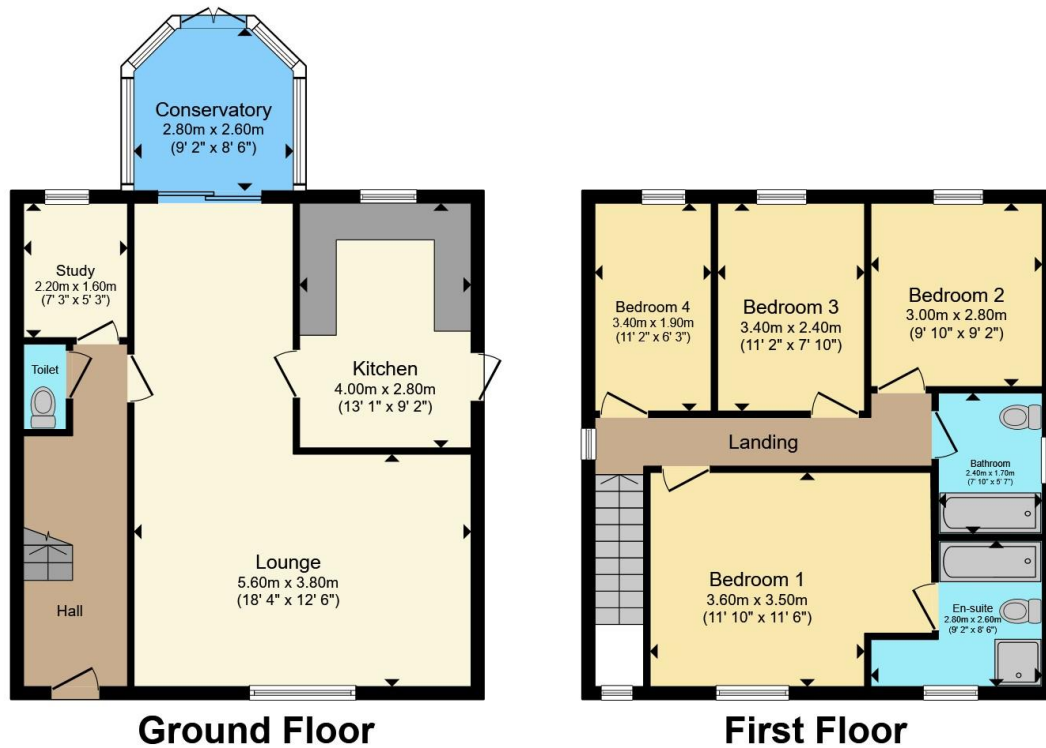
### Rear Garden

Fully paved.

### Parking

Off street driveway.





Total floor area 122.3 m<sup>2</sup> (1,316 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: C Council Tax  
 Band: D

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Tenure: Freehold



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Property Ref: LGR311236 - 0010