





Property Description

The property welcomes you with a bright and spacious entrance hall leading to a comfortable living room, providing the perfect space for relaxing and entertaining. To the rear, the kitchen area offers ample work top and storage space, with the dining area extended to the rear with views over the garden.

Upstairs, there are three well proportioned bedrooms, including two generous doubles and a versatile single bedroom. The family bathroom is fitted with a modern suite, serving all bedrooms comfortably.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining, children's play areas or simply enjoying the warmer months. To the front, there is driveway parking providing convenient off road parking as well as a garage. The property also boasts extension potential STPP.

Cheviot Close is well positioned for easy access to local amenities, reputable schools, parks, Luton town centre, Leagrave train station and the M1 motorway, making it an excellent choice for those looking to balance family living with commuter convenience.



Entrance Hall

Double glazed window and door to front aspect. Telephone point. Radiator.

Lounge

Double glazed window to front aspect. Radiator.

Dining Room

Double glazed windows to rear and side aspects. Double glazed door to side aspect. Electric fire place. Television point. Radiator.

Kitchen

Double glazed windows to rear and side aspects. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer units. Space for a fridge/freezer. Space for a freestanding gas cooker. Plumbing for a washing machine. Boiler.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

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

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Built in cupboard. Radiator.

Bathroom

Double glazed windows to rear and side aspects. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Extractor fan.

Front Garden

Block paved off street parking. Stoned area.

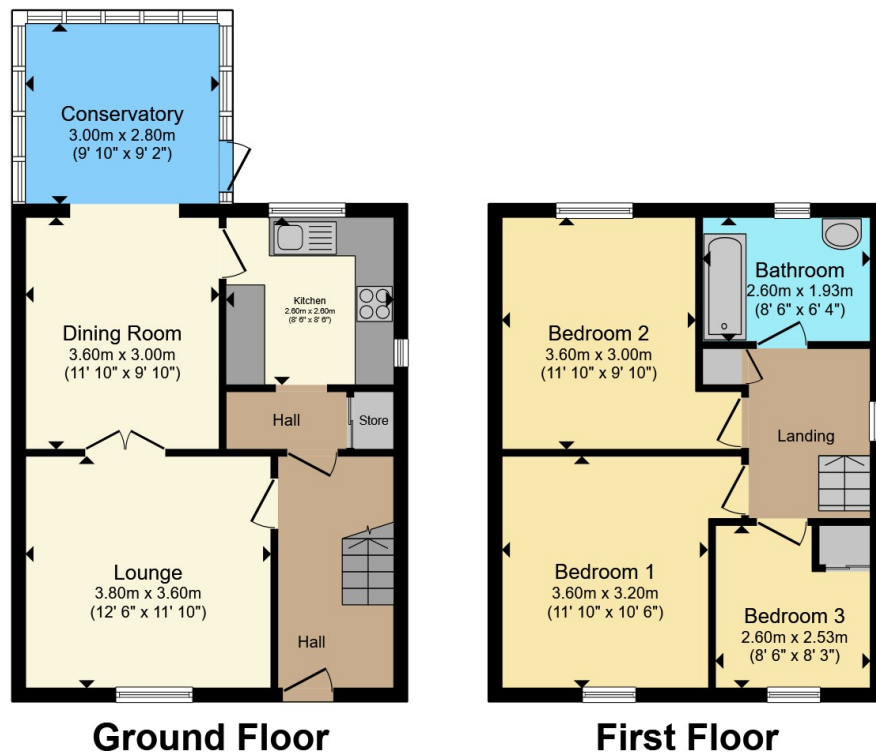
Rear Garden

Laid to lawn with a patio area. Summerhouse.

Garage

Up and over door.





Total floor area 108.2 m² (1,165 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

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

185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/LGR308715

Tenure: Freehold



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: LGR308715 - 0004