



Connells

Boxted Close
Luton



Property Description

Located in the popular and well-established residential area of Boxted Close, Luton, this well presented three bedroom mid terrace home offers spacious and versatile accommodation, making it an ideal purchase for first time buyers, growing families, or investors alike.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious living room, providing an excellent space for relaxing and entertaining. To the rear, the fitted kitchen/dining room offers ample worktop and storage space, with direct access to the enclosed rear garden.

On the first floor, the property benefits from three well proportioned bedrooms and a family bathroom suite. The layout provides comfortable living accommodation throughout and offers excellent potential for personalisation.

Externally, the property features a private rear garden, ideal for outdoor dining, family activities, or simply enjoying the warmer months. Residents also benefit from nearby parking facilities and easy access to local amenities.

Boxted Close is conveniently situated close to a range of shops, reputable schools, parks, and transport links.

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.

Entrance Porch

Double glazed door to front aspect.

Lounge

Double glazed window to front aspect.
Laminate flooring. Stairs leading to first floor.

Kitchen/Diner

Double glazed doors and window to rear aspect.

First Floor Landing

Bedroom One

Double glazed window to front aspect.

Bedroom Two

Double glazed window to front aspect.

Bedroom Three

Double glazed window to rear aspect.

Front Garden

Laid to lawn area.

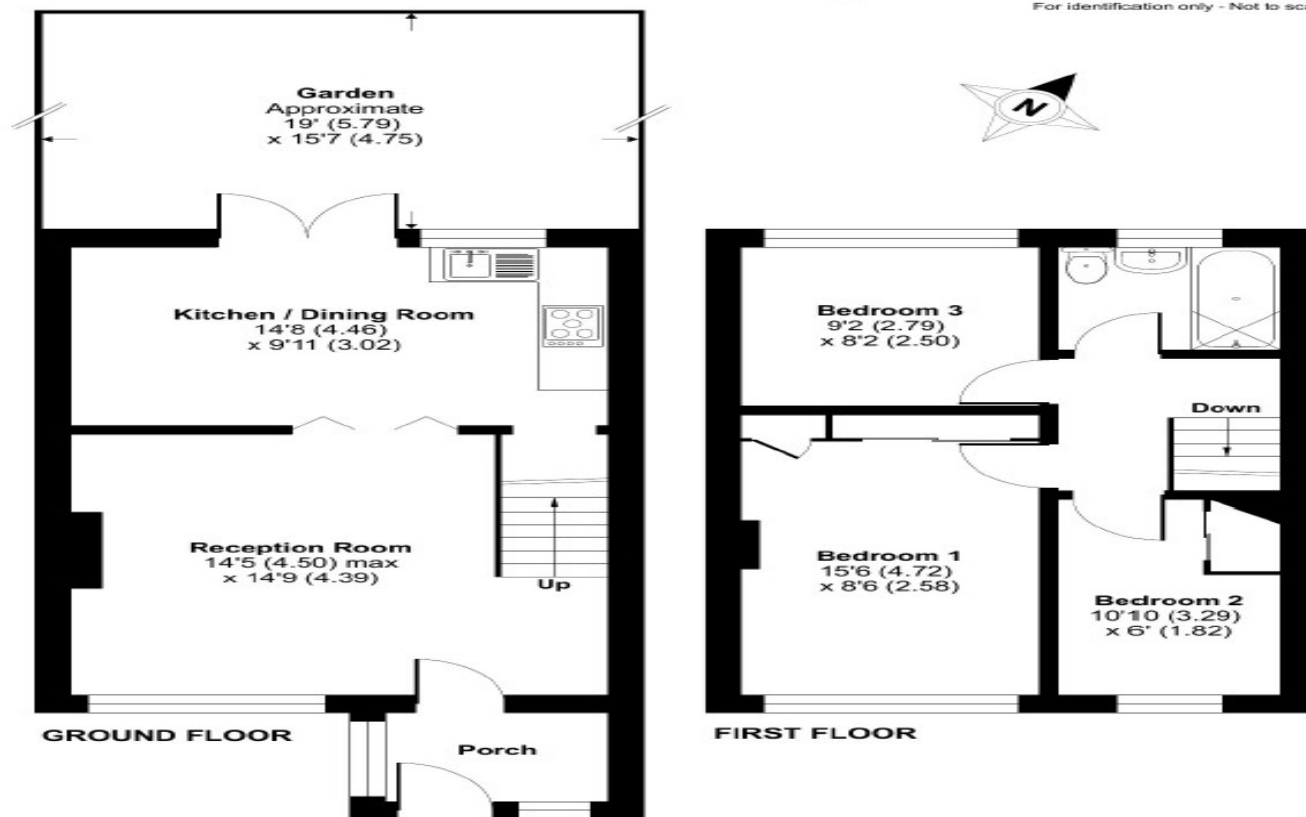
Rear Garden

Paved patio area with steps leading to raised level. Shed.



Boxted Close, Luton, LU4

Approximate Area = 768 sq ft / 71.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2026. Produced for Flyp Homes Limited. REF: 1498811



To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/LGR312594](https://www.connells.co.uk/Property/LGR312594)



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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