



Connells

Kendal Close
Luton



Property Description

Connells Leagrave present a FULLY REFURBISHED three bedroom semi detached CHAIN FREE home located in the sought after Sundon Park Road. Kendal Close briefly comprises an entrance hall, lounge, open plan kitchen/diner and utility area. The upper floor contains three bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front along with an adjacent garage offering additional extension potential STPP.

This charming home enjoys a prime location close to local shops, schools, parks, and excellent transport links, including easy access to major roads and Leagrave train station, making commuting simple and convenient. Combining space, versatility, and a welcoming atmosphere, this property is an excellent choice for growing families looking to settle in a popular and well-connected area.

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Lounge

14' 5" x 12' 4" (4.39m x 3.76m)
Double glazed window to front aspect. Radiator.

Kitchen/Diner

18' 8" x 8' 4" (5.69m x 2.54m)
Double glazed window and patio doors 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. Electric oven with gas hob and cooker hood over.

Utility Room

10' 1" x 7' 7" (3.07m x 2.31m)
Double glazed window and door to rear aspect. Wall and base units. Combi boiler. Radiator.

First Floor Landing

Double glazed window to side aspect. Airing cupboard. Loft access.

Bedroom One

12' 2" x 10' 4" plus door recess (3.71m x 3.15m plus door recess)
Double glazed window to front aspect. Radiator.

Bedroom Two

10' 9" x 10' 4" (3.28m x 3.15m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

9' 2" x 8' 1" (2.79m x 2.46m)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising walk in shower, wash hand basin and low level wc. Fully tiled. Radiator.

Front Garden

Laid to lawn. Off street parking.

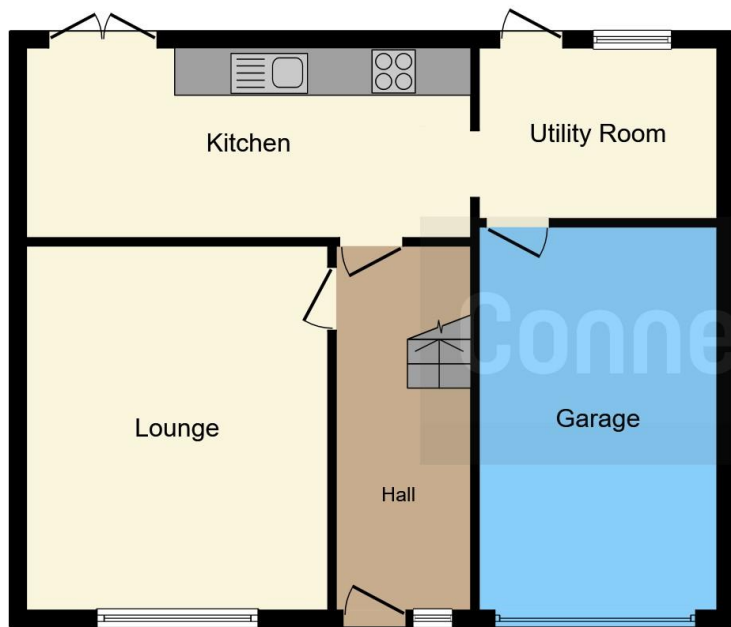
Rear Garden

Laid to lawn with a patio area.

Garage

Open out doors. Power and light supply.

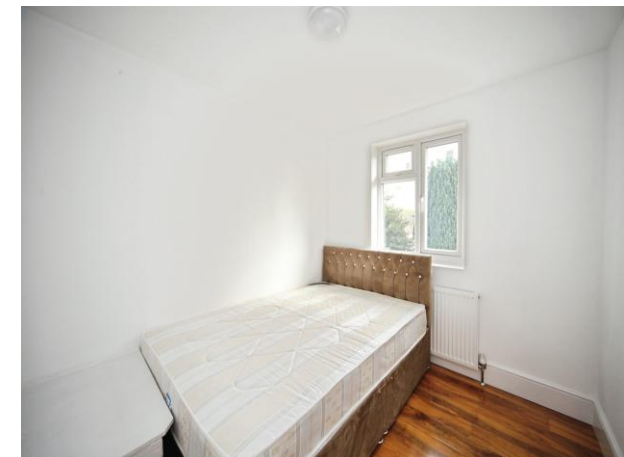




Ground Floor



First Floor



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.focalagent.com

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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR311955

Tenure: Freehold



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