



Connells

Tenth Avenue
Luton



Property Description

Connells Leagrave bring to the market an EXTENDED three/four bedroom semi detached property located in the sought after Sundon Park. Tenth Avenue briefly comprises an entrance hall, lounge/diner, extended kitchen, additional reception room and downstairs shower-room. The upper floor contains three spacious bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front. The rear garden is a blend of patio and laid to lawn area.

Situated in the established residential neighbourhood of Sundon Park, the home benefits from an excellent location with everyday amenities close at hand. Local shops, supermarkets and services are easily reachable, and an array of good-quality schools nearby makes this location ideal for families. Sundon Park Recreation Ground, Bramingham Wood and other green spaces offer wonderful opportunities for leisure and outdoor activities, while regular bus routes and Leagrave railway station provide convenient links into Luton town centre and beyond. With its blend of comfort, space and connectivity, this is a superb place to call home.

Entrance Porch

Double glazed door and window to front aspect.

Entrance Hall

Door to front aspect. Radiator.

Cloakroom

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

Lounge/Diner

Double glazed window to front aspect. Electric fire place. Television point. Radiator.

Dining Room

Double glazed window to front aspect. Double glazed door to rear aspect. Radiator.

Kitchen

Double glazed door to side aspect. Double glazed window 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, dishwasher, dryer. Integrated electric oven. Electric induction hob. Space for a fridge/freezer.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator. Double glazed window to rear aspect. Radiator. Combi boiler.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

Front Garden

Off street parking.

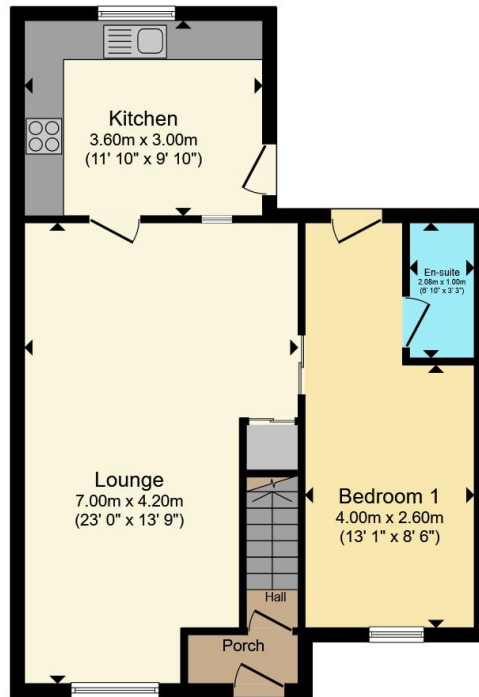
Rear Garden

Laid to lawn with a patio area. Shed.









Ground Floor



First Floor

Total floor area 102.8 m² (1,107 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



To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312275



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Property Ref: LGR312275 - 0002