



Connells

Letchworth Road
Luton



Property Description

Connells Leagrave are delighted to bring to the market this spacious 4 bedroom semi detached house in the popular Icknield Area - Letchworth Road comprises an entrance hall, Lounge, Kitchen, Study, Conservatory and Downstairs Bathroom. Upstairs contains 4 generously sized bedrooms and family bathroom suite. Externally, the property benefits from paved front drive, large rear garden laid to lawn.

The area offers a strong range of day to day amenities including local shops, parks, and community facilities, while Luton town centre is just a short drive away for wider retail, dining, and leisure options. Transport links are another key highlight: the postcode has access to multiple nearby train stations and bus routes, making commuting around Luton and beyond straightforward. The property is also located very close to local schools. Internal viewings are advised!



Entrance Hall

Double glazed window to front aspect. Radiator.

Bathroom

Suite comprising wash hand basin, low level wc and shower cubicle. Tiled flooring.

Lounge

Double glazed window to front aspect. Radiator.

Dining Room

Double glazed sliding patio door. Radiator x 2.

Kitchen

Double glazed window to front and rear aspects. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a one and half bowl sink / drainer. Cooker hood, integrated oven and hob, space for fridge and freezer. Plumbing for a for washing machine and dishwasher. Vinyl flooring.

Conservatory

Double glazed windows to rear and side aspects.

Landing

Double glazed window to side aspect.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bedroom Four

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bathroom

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

Front Garden

Off road parking for three vehicles.

Rear Garden

Laid to lawn with a patio area.





Total floor area 130.0 m² (1,400 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: C Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312490

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: LGR312490 - 0002