





Property Description

Connells Legrave present a EXTENDED two/three bedroom semi detached property located in the sought after Sundon Park. Third Avenue briefly comprises an entrance porch, open plan lounge/diner, kitchen area, bedroom three/second reception room. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front of the property, with the rear being a blend of patio and laid to lawn areas complete with a garage.

Third Avenue is a well-established residential road in Luton, popular with families and commuters alike due to its convenient setting and community feel. The area offers easy access to a range of local shops, schools, and everyday amenities, making it a practical choice for day-to-day living.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the 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 window and door to front aspect.

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge/Diner

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

Dining Room/Bedroom Three

Double glazed window to rear. Radiator.

Kitchen

Double glazed door to rear aspect. Double glazed window to side 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. Space for a fridge/freezer. Freestanding gas cooker.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bathroom

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

Front Garden

Block paved area.

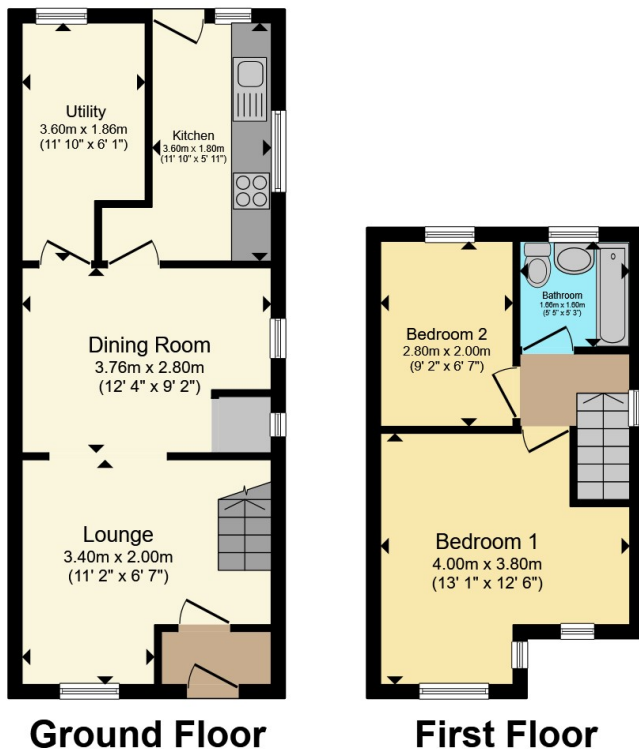
Rear Garden

Laid to lawn with a patio area.

Garage

Open out doors.





Total floor area 61.2 m² (659 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

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185 Marsh Road Leagrave
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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/LGR312354

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.

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