



Connells

Winchester Gardens
Luton



Property Description

Situated in the sought-after Winchester Gardens area of Luton, this spacious three-bedroom townhouse offers versatile accommodation arranged over multiple floors. Benefiting from generously sized bedrooms, modern living space and a private rear garden, the property is ideally suited to families, first-time buyers and commuters, with excellent access to local amenities, schools and transport links.

Winchester Gardens is a popular residential development offering a fantastic balance of convenience and family-friendly living. Ideally positioned close to excellent local schools, shops and amenities, the area also benefits from superb transport links, with easy access to Leagrave Train Station, Junction 11 of the M1 and Luton & Dunstable Hospital. For those seeking green space, nearby parks and countryside walks provide plenty of opportunities for leisure and recreation, making this a highly desirable location for families and commuters alike.



Entrance Hall

Double glazed door to front aspect. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin. Radiator.

Diner

Double glazed patio door to rear aspect. Radiator.

Lounge

Double glazed windows to front and rear aspects. Television point. Radiator.

Kitchen

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. Freestanding gas cooker. Cooker hood over.

First Floor Landing

Double glazed window to front aspect.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bathroom

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

Front Garden

Paved.

Rear Garden

Laid to lawn with a patio area.

Garage

Up and over door.

Agents Note

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.





To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312337



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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