



**Connells**

Rosedale Close  
Luton





### Property Description

Connells Legrave bring to the market a three bedroom end terraced property located in the sought after Sundon Park area of Luton. Rosedale Close briefly comprises an entrance hall, open plan lounge/diner and modern kitchen area. The upper floor contains three bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front with a laid to lawn rear garden.

Locally Rosedale Close is located within walking distance to all local amenities, located closely to local schools and is within close proximity to Legrave train station. This fantastic family home should not be missed call today to arrange a viewing 01582 595127.



## Entrance Hall

Double glazed door to front aspect. Radiator.

## Lounge/Diner

Double glazed window to front aspect. Double glazed window to rear aspect. Two radiators.

## Kitchen

Double glazed window and door 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. Space for a fridge/freezer. Induction hob with fan oven. Plumbing for a washing machine. Part tiled.

## Bedroom One

Double glazed window to rear aspect. Radiator.

## Bedroom Two

Double glazed window to front aspect. Radiator.

## Bedroom Three

Double glazed window to front aspect. Radiator.

## Bathroom

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

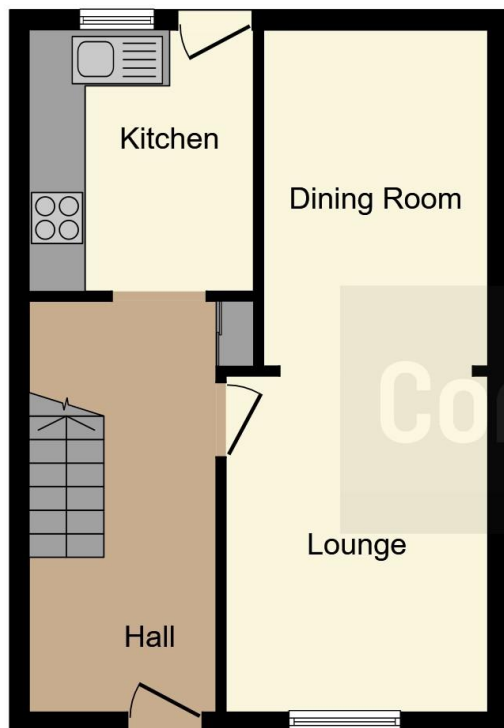
## Front Garden

Off road parking for one vehicle.

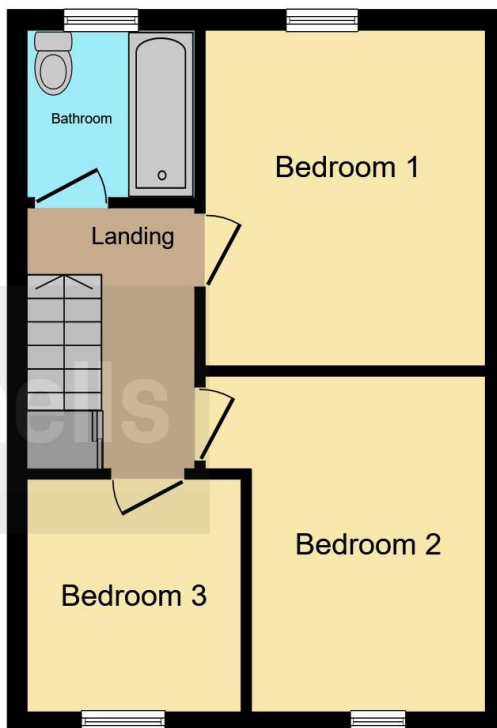
## Rear Garden

Laid to lawn.





**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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/LGR311908](http://connells.co.uk/Property/LGR311908)**



Tenure: Freehold



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