



Connells

Park View Close
Luton



Property Description

Situated on the highly sought after Park View Close, this beautifully extended three bedroom semi detached chalet bungalow offers an impressive blend of space, versatility and comfort. Located in a quiet cul-de-sac within easy reach of local amenities, excellent schools and convenient transport links, this well presented home is perfect for families and downsizers alike.

The property briefly comprises an entrance porch, entrance hall, double bedroom one, family bathroom suite, extended lounge, and extended kitchen/dining area. The upper floor contains a spacious landing area with two double bedrooms. Externally the property benefits from a laid to lawn front garden, with off street parking and a carport to the side offering parking/extension potential STPP. The rear garden is a blend of patio, laid to lawn and decking areas.

Located in the popular Sundon Park area, Park View Close offers easy access to Leagrave Station (0.6 miles), nearby shops including Tesco Express and Aldi, and several Good and Outstanding schools making it a convenient and family-friendly location.

Entrance Porch

Double glazed window and door to front aspect.

Entrance Hall

Door and window to front aspect. Radiator.

Lounge

Double glazed window and doors to rear aspect. Gas fire place. Television point. Radiator.

Dining Room

Double glazed window and door to side

aspect. Double glazed window to rear aspect. Radiator.

Kitchen

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer bowl. Gas hob with electric oven and cooker hood over. Plumbing for a washing machine. Space for a fridge/freezer. Television point. Extractor fan.

Bedroom One

Double glazed window to front aspect. Radiator.

Bathroom

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

First Floor Landing

Double glazed window to front aspect. Loft access.

Bedroom Two

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

Bedroom Three

Double glazed window to rear aspect. Radiator.

Front Garden

Laid to lawn. Off street parking.

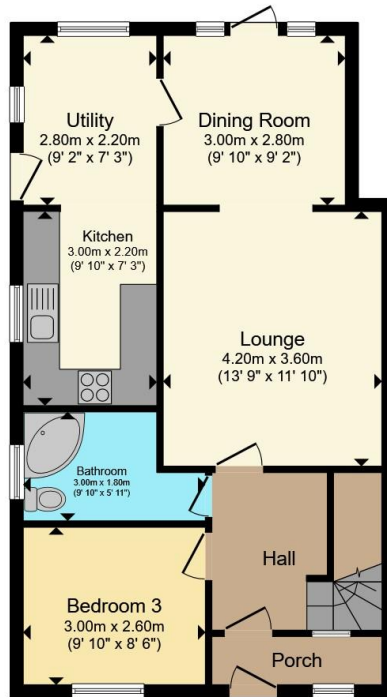
Rear Garden

Laid to lawn with a decking and patio area.

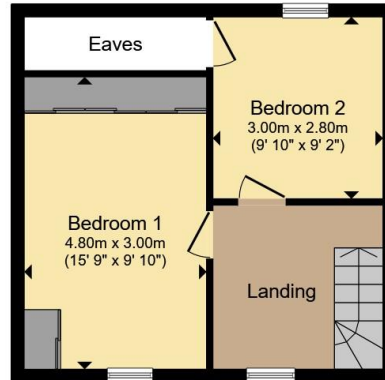
Carport

Covered carport.





Ground Floor



First Floor

Total floor area 93.0 m² (1,001 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

T 01582 595 127
E legrave@connells.co.uk

185 Marsh Road Legrave
 LUTON LU3 2QQ

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312172

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: LGR312172 - 0010