



**Connells**

Marsh Road  
Luton



### Property Description

Connells Leagrave bring to the market a two bedroom mid terraced property located in the popular Leagrave area. Marsh Road briefly comprises an entrance hall, lounge, diner, modern kitchen, shower room, The first floor contains two spacious bedrooms, bathroom suite and also a converted loft. Externally the property benefits from a low maintenance front garden. The rear garden is a blend of patio and artificial grass.

Marsh Road is known for its excellent transport links and community atmosphere. Leagrave Train Station is only a short walk away, offering direct routes into London St Pancras—perfect for commuters. Nearby schools, and independent shops make this a highly desirable place to live. Call Connells Leagrave today to arrange your viewing!



## Entrance Hall

Double glazed door to front aspect. Radiator.

## Lounge

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

## Dining Room

Double glazed patio doors to rear aspect. Radiator.

## Kitchen

Double glazed door and 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. Space for a fridge/freezer. Integrated dishwasher and washing machine. Gas hob with electric oven and cooker hood over.

## Bathroom

Double glazed window to side aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled. Extractor fan.

## First Floor Landing

Double glazed window to rear aspect.

## Bedroom One

Double glazed bay fronted window. Built in cupboard. Radiator.

## Bedroom Two

Double glazed window to rear aspect. Radiator. Combi boiler.

## Bathroom

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

## Loft Space

Double glazed Velux window to rear aspect. Storage in eaves.

## Front Garden

Block paved driveway for off road parking.

## Rear Garden

Artificial grass laid to lawn. Shed.



Total floor area 99.8 m<sup>2</sup> (1,074 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](http://www.propertybox.io)



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:  
Awaited

Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LGR312208](http://connells.co.uk/Property/LGR312208)**



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