



**Connells**

Atherstone Road  
Luton



### Property Description

Set within the highly sought-after Challney area of Luton, this extended three-bedroom family home offers generous living space and a superbly convenient location. Thoughtfully enlarged to create additional room for modern family life, the property benefits from a spacious layout while remaining well maintained throughout.

Perfect for commuters, the home is just over a mile from Leagrave mainline train station and under half a mile from M1 Junction 11, providing excellent access into London and surrounding areas. The Luton & Dunstable Hospital is only a five-minute walk away, with a wide selection of shops, supermarkets, and everyday amenities close by.

The area is extremely popular with families, thanks to its excellent schooling options, including Downside Primary, Beechwood Primary, and Challney High School, all within easy reach.

With its extended accommodation, spacious rooms and prime position in a well-connected neighbourhood, this property presents an ideal opportunity for growing families.

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Total floor area 105.4 m<sup>2</sup> (1,135 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)

Connells

To view this property please contact Connells on

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**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

EPC Rating:  
Awaited

Council Tax  
Band: C

view this property online [connells.co.uk/Property/LUT317986](http://connells.co.uk/Property/LUT317986)



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.

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