



**Connells**

Cranbrook Drive  
Luton



### Property Description

Connells Leagrave bring to the market a well presented three bedroom semi detached property in the sought after Sundon Park area of Leagrave. Cranbrook Drive comprises an entrance hall, kitchen area, open plan lounge/diner. The upper floor contains three good sized rooms and family bathroom suite. Externally the property benefits from off street parking, as well as a garage. The rear garden contains a blend of patio and laid to lawn areas, with a separately built home office in the rear garden. Internal viewings are advised.

Cranbrook Drive is located very closely to all local amenities and also benefits from great local transport links with the M1 Motorway and Leagrave train station a short drive away. Don't miss out! Call Connells Leagrave now!



## **Entrance Hall**

Double glazed door and window to front aspect. Radiator.

## **Lounge/Diner**

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Electric fire place. Television point. Radiator.

## **Kitchen**

Double glazed door and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink unit. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Electric hob with electric oven and cooker hood over.

## **First Floor Landing**

Double glazed window to side aspect. Loft access with ladder.

## **Bedroom One**

Double glazed window to front aspect. Radiator.

## **Bedroom Two**

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

## **Bedroom Three**

Double glazed window to front aspect. Radiator.

## **Bathroom**

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

## **Front Garden**

Laid to lawn. Block paved shared driveway.

## **Rear Garden**

Laid to lawn with a decking area. Greenhouse.

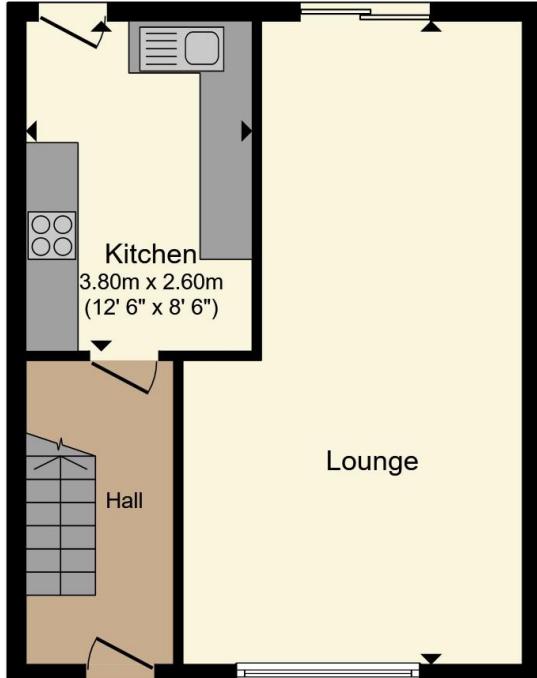
## **Outbuilding**

Home office with double glazed door to front. Double glazed window to the side. Electric heater.

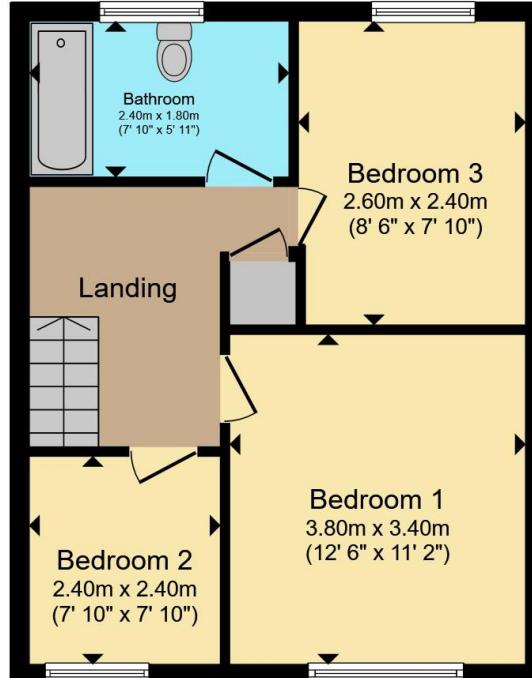
## **Garage**

Garage via shared driveway with up and over door, power and light supply.





**Ground Floor**



**First Floor**

Total floor area 84.3 m<sup>2</sup> (908 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**

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EPC Rating: D    Council Tax  
 Band: C

view this property online [connells.co.uk/Property/LGR312193](http://connells.co.uk/Property/LGR312193)



Tenure: Freehold



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