



Connells

Blundell Road
Luton



Property Description

Connells Leagrave bring to the market a two bedroom mid terraced property located on the sought after Blundell Road. The property briefly comprises an entrance hall, lounge, modern kitchen/diner. The upper floor contains two spacious bedrooms and family bathroom suite. Externally the property benefits from a front garden containing a paved pathway to entrance and laid to lawn. The rear garden is a mix of patio and laid to lawn areas with a double garage accessible to the rear.

Blundell Road is a well-established residential street situated within a popular area of Luton, offering convenient access to a wide range of local amenities and excellent transport links. The property is ideally positioned for everyday living, with local shops, supermarkets and takeaways all within easy reach, as well as regular bus services providing direct links into Luton town centre and surrounding areas. Luton town centre offers a comprehensive selection of retail facilities, restaurants and leisure amenities, while London Luton Airport is also easily accessible, making the location particularly attractive for commuters and frequent travellers. For those commuting by road, the M1 motorway is within close proximity, providing fast links to London, Milton Keynes and the wider motorway network.

Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

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

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 and freezer. Electric hob with electric oven.

First Floor Landing

Double glazed window to rear aspect. Loft access.

Bedroom One

Double glazed window to rear aspect. Built in cupboard. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

Paved pathway to entrance. Laid to lawn area.

Rear Garden

Laid to lawn with a patio area.

Garage

Double garage with up and over door.





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: C Council Tax
Band: B

view this property online connells.co.uk/Property/LGR312274

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.

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