

Connells

Charlwood Road
Luton

Charlwood Road
Luton LU4 0BU

for sale guide price
£325,000







Property Description

Guide Price of £325000-£350000

Situated in a popular residential area of Luton, this three-bedroom semi-detached home offers spacious and practical accommodation, ideal for families.

The ground floor comprises an entrance porch leading into the hallway, a bright lounge opening into a separate dining room, creating excellent space for everyday living and entertaining. The fitted kitchen is located to the rear and is complemented by a ground floor WC.

To the first floor, there is a wet room serving three well-proportioned bedrooms, including two generous doubles and a good-sized single bedroom.

Externally, the property offers off-street parking, a garage for additional storage or parking, and a private rear garden, ideal for relaxing, gardening, or entertaining family and friends.

Conveniently located near local amenities, Luton & Dunstable Hospital, schools, the M1, and transport links, this home is an excellent opportunity for buyers seeking comfortable family living in a desirable Luton location.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.







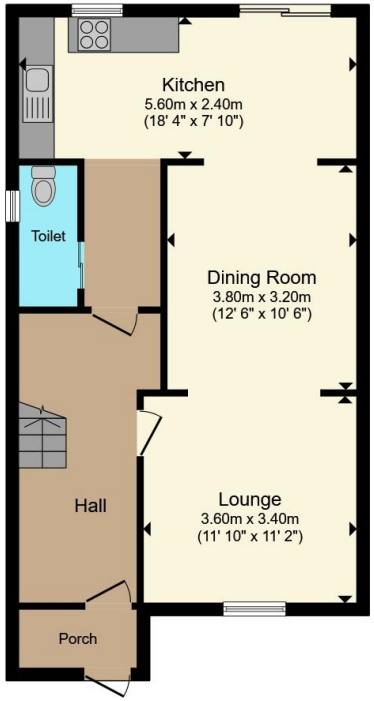


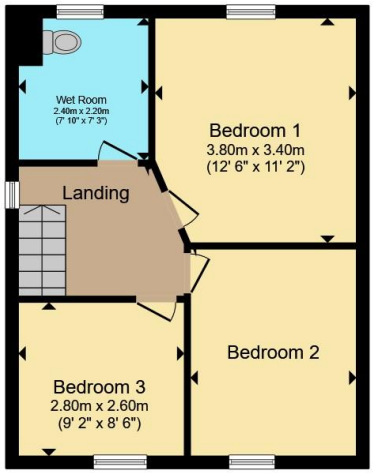












Ground Floor **First Floor**

Total floor area 100.8 m² (1,085 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

Connells

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83-83A George Street
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318551

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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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