



**Connells**

Addington Way  
Luton



### Property Description

Connells Legrave present a two bedroom mid terraced property located within the Challney School catchment area. Addington Way briefly comprises an entrance hall, lounge, open plan kitchen/diner and conservatory. The upper floor contains two spacious bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden with allocated parking to the front. The rear garden being a perfect blend of patio and laid to lawn areas.

Addington Way is located just off Oakley Road in the Challney area of Luton LU4. Moments from your front door, you have an array of local facilities including schools, shops and road links. For transport, you have a dedicated bus route that serves Addington Way and Legrave Station is a sure fire way to get from out fair town to London in less than an hour.

### Entrance Hall

Door to front aspect. Radiator.

### Lounge

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

### Kitchen

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

### Conservatory

UPVC construction. Double glazed door and window to rear aspect. Double glazed window to side aspect.

### First Floor Landing

Loft access.

### Bedroom One

Double glazed window to front aspect. Fitted wardrobes. Built in cupboard. Radiator.

### Bedroom Two

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

### Bathroom

Suite comprising shower cubicle, bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Extractor fan.

### Front Garden

Lawn area with paved pathway to front door.

### Rear Garden

Patio. Shed.

### Parking

Two allocated parking spaces.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the 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.





To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: B

**view this property online [connells.co.uk/Property/LGR312572](https://connells.co.uk/Property/LGR312572)**

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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