



Connells

Beechwood Road
Luton

Beechwood Road
Luton LU4 9RG

for sale offers in excess of
£300,000



Property Description

Connells Leagrave bring to the market a three bedroom end terraced property located within walking distance to Leagrave train station. Beechwood Road briefly comprises an entrance hall, open plan lounge/diner, kitchen area and bathroom suite. The upper floor contains three spacious bedrooms. Externally the property benefits from a low maintenance front garden, with a matured rear garden being a blend of patio and laid to lawn areas with a garage to the rear of the property. This property is located within walking distance to Leagrave train station, a short drive to M1 junction 11 and also Luton & Dunstable hospital.

Beechwood Road is a well-established and popular residential address, favoured for its quiet setting and sense of community while remaining conveniently placed for everyday needs. The property is ideally positioned within easy reach of a range of local amenities, including shops, cafés and services, making day-to-day living both practical and comfortable. The property is also closely located to a range of primary and high schools.

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.



Entrance Porch

Door to front aspect.

Entrance Hall

Door to front aspect. Radiator.

Lounge/Diner

Double glazed bay window to front aspect. Television and telephone points. Radiator.

Kitchen

Double glazed window and door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Freestanding gas cooker. Space for a fridge/freezer. Radiator.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Combi boiler. Radiator.

Bathroom

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

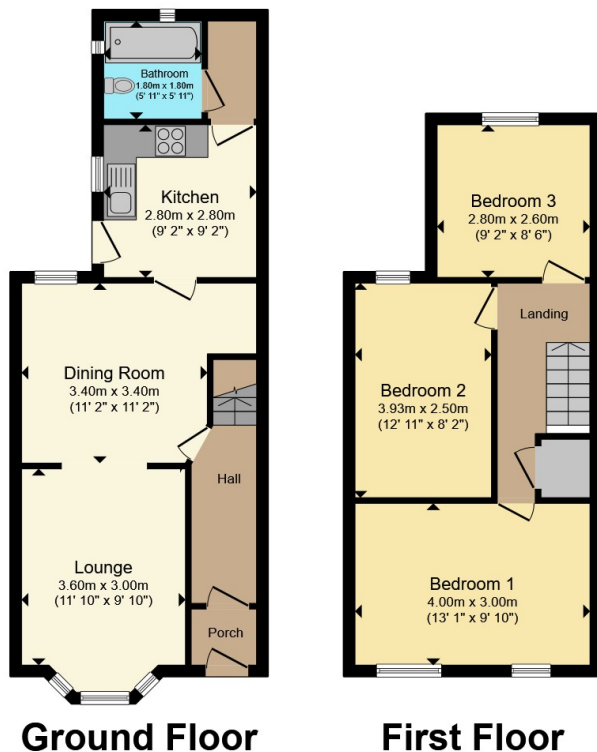
Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Situated to the rear of the property. Up and over door. Power and light supply.





Total floor area 82.5 m² (888 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



To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/LGR312251

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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