



Connells

Brussels Way
Luton



Property Description

Connells Legrave are delighted to present this well-presented family home comprises an entrance hall, spacious lounge with feature fireplace and sliding French doors leading to a bright conservatory with access to the rear garden. The refitted kitchen offers a range of modern handleless wall and base units, an inset sink, and space for appliances.

To the first floor are three well-proportioned bedrooms and a stylish refitted family bathroom, fully tiled and fitted with a bath and shower over, vanity wash hand basin, and WC.

Outside, the enclosed rear garden is mainly laid to lawn with a patio area, pathway, and garden shed.

Further benefits include gas central heating and double glazing throughout.

Located in the popular North Luton area, the property is ideal for commuters, with Legrave mainline station approximately 1.4 miles away, providing direct links into London. A range of shops, supermarkets, bus routes, leisure facilities, and highly regarded schools are all within easy reach.

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 Hall

Door to rear aspect. Radiator.

Lounge

Double glazed sliding doors to rear aspect.
Electric fireplace. Radiator.

Kitchen

Double glazed window to front aspect. A range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dishwasher. Fridge/freezer. Boiler. Radiator.

Conservatory

Double glazed window to side, front and rear aspects.

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.
Radiator.

Front Garden

Laid to lawn.

Rear Garden

Laid to lawn.

Parking

Private allocated parking bay.





To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/LGR312578

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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