



Connells

Wordsworth Road
Luton

Wordsworth Road
Luton LU4 0LH

for sale offers in excess of
£335,000



Property Description

Connells Leagrave bring to the market a three bedroom mid terraced property located in the sought after Poets area. Wordsworth Road briefly comprises an entrance hall, lounge, dining room, kitchen. The upper floor contains three spacious bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front and a laid to lawn front garden. The rear garden is a blend of patio and laid to lawn areas.

Wordsworth Road offers the perfect blend of convenience, comfort, and community. With great transport links, excellent nearby schooling, local parks, and essential amenities all within walking distance, it's an ideal location for families, professionals and anyone looking for a well-connected home in one of Luton's most desirable pockets.



Entrance Hall

Double glazed door to front aspect. Radiator.

Lounge

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

Dining Room

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

Kitchen

Double glazed window and door to rear aspect. Fitted kitchen comprising a range of wall and base units incorporating a sink and drainer unit. Plumbing for a washing machine and dishwasher. Gas hob with electric oven and cooker hood over. Combi boiler.

First Floor Landing

Loft access.

Bedroom One

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

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to rear 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.

Rear Garden

Laid to lawn with a patio area. Shed.





To view this property please contact Connells on

T 01582 595 127
E legrave@connells.co.uk

185 Marsh Road Legrave
LUTON LU3 2QQ

EPC Rating: D Council Tax
Band: B

view this property online [connells.co.uk/Property/LGR312326](https://www.connells.co.uk/Property/LGR312326)

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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