Connells

Willow Way
Luton

Willow Way
Luton LU3 2SD

for sale offers in excess of
£350,000

Property Description

Connells Leagrave are proud to bring to the market a three bedroom mid terraced property in beautiful condition. Willow Way comprises two separate reception rooms, extended kitchen with additional utility area, cloakroom, three good sized bedrooms and family bathroom suite. Externally the property benefits from off street parking for two cars as well as a garage.

Locally Willow Way is located within walking distance to all local amenities, has fantastic local transport links and is also within very close proximity to Leagrave train station and junction 11 of M1. Internal viewings are advised, call Connells Leagrave to arrange your viewing now!

Entrance Hall

Double glazed door to front aspect.

Shower Room

Suite comprising walk in shower, wash hand basin and low level wc. Extractor fan. Fully tiled. Radiator.

Lounge

12' 6" x 11' 1" (3.81m x 3.38m)
Double glazed bay window to front aspect. Radiator.

Sitting Room

12' 1" x 9' 9" (3.68m x 2.97m)
Television point. Radiator.

Kitchen/Dining Room

14' 9" x 14' 7" (4.50m x 4.45m)
Double glazed patio doors and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Integrated electric oven with gas hob and cooker hood over. Plumbing for a dishwasher.

First Floor Landing

Loft access with loft ladder.

Bedroom One

13' 5" x 10' 5" (4.09m x 3.17m)
Double glazed bay window to front aspect. Television point. Radiator.

Bedroom Two

12' 1" x 10' 4" (3.68m x 3.15m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

9' 5" x 5' 9" (2.87m x 1.75m)
Double glazed window to front aspect. Radiator.

Bathroom

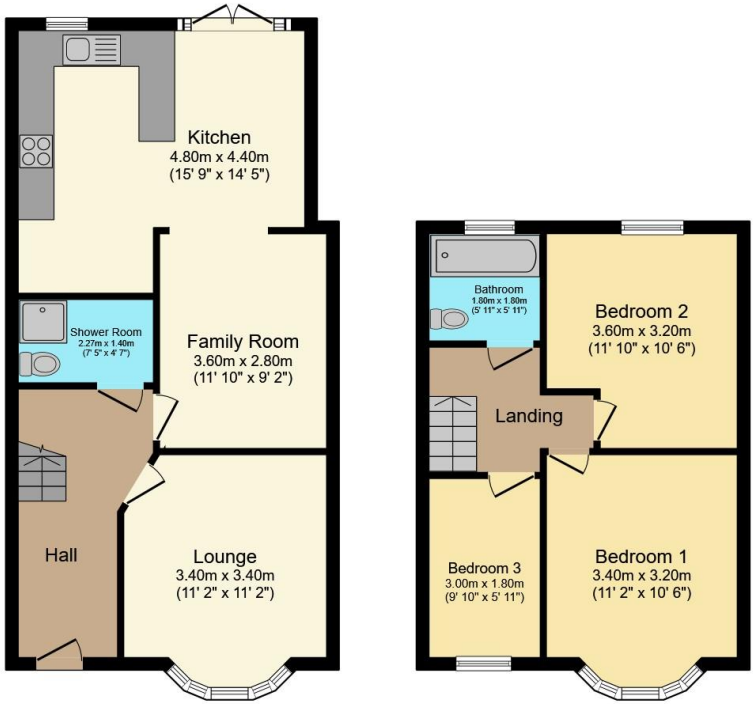
Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Extractor fan. Fully tiled. Radiator.

Front Garden

Block paved.

Rear Garden

Laid to lawn with a patio area.



Ground Floor **First Floor**

Total floor area 91.2 m² (981 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
LUTON LU3 2QQ

EPC Rating: F

Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR310374

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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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