



Connells

Anmer Gardens
Luton



Property Description

Connells Legrave are delighted to present this well positioned two bedroom end terrace home, situated in the highly sought after Birds Estate in Legrave.

The property offers well planned accommodation throughout, comprising an inviting entrance hall, convenient cloakroom, fitted kitchen, and a spacious open-plan lounge/diner—ideal for both relaxing and entertaining.

Upstairs, the property features two well-proportioned bedrooms and a family bathroom, providing comfortable living space for a range of buyers.

Externally, the home boasts a paved front driveway, a small lawned area, and a particularly generous corner plot rear garden offering excellent outdoor space with great potential.

Perfectly located, the property benefits from easy access to local shops, reputable schools, the M1 motorway, L&D Hospital, and Legrave Thameslink station, which provides fast and direct links into London.

Early viewing is highly recommended. Contact Connells Legrave today to arrange yours.



Entrance Hall

Double glazed door to front aspect. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level wc and wash hand basin.

Lounge

Double glazed sliding patio doors to rear aspect. Television point. Radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink unit. Plumbing for washing machine.

Bedroom One

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Radiator.

Front Garden

Driveway for one vehicle.

Rear Garden

Laid to lawn.





To view this property please contact Connells on

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

view this property online [connells.co.uk/Property/LGR312245](https://www.connells.co.uk/Property/LGR312245)

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.

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