





Property Description

Connells Leagrave bring to the market a modern three bedroom mid terraced property located in the sought after Tophill area. Hedges Way briefly comprises an entrance hall, kitchen, cloakroom, open plan lounge/diner. The upper floor benefits from three spacious bedrooms and modern family bathroom. Externally the property benefits from two allocated parking spaces. The rear garden is a low maintenance patio area. The rear garden also includes a summerhouse with power and a light. Extension potential to the loft STPP.

Located in the popular Tophill area of Leagrave, Connells offer this well presented three bedroom family home within walking distance to Leagrave main line train station with a wide range of local schools, services, amenities and shops. The M1 Motorway at Junctions 11 & 11a/A5 Link road are also easily reached. Call Connells now on 01582 377044 to arrange your viewing appointment!



Entrance Hall

Double glazed door to front. Radiator.

Cloakroom

Fitted with low level wc. Wash hand basin. Extractor fan.

Lounge / Diner

Double glazed window and patio doors to rear. TV point. Radiator.

Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Combi boiler. Electric oven. Gas hob. Cooker hood. Integrated appliances. Double glazed window to front.

Landing

Loft access. Loft ladder. Radiator.

Bedroom One

Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Two

Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Partly tiled. Shaver point. Radiator.

Outside

Front Garden

Paved pathway to entrance

Rear Garden

Paved patio area. Shed.

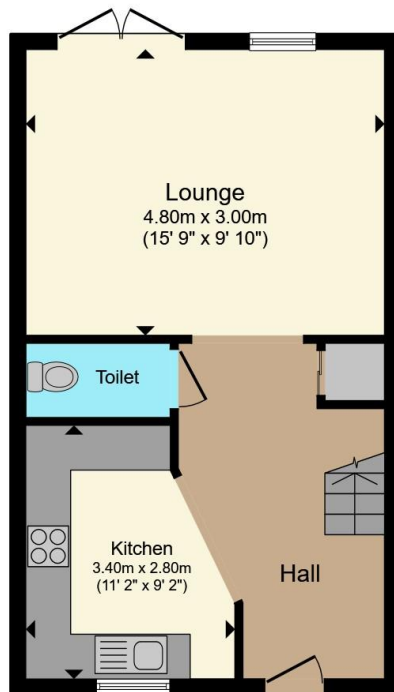
Summer House

Power and Light. Water, electricity and sink.

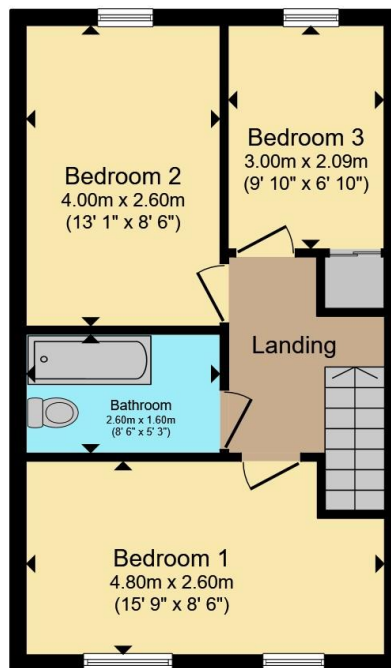
Parking

Two allocated parking bays.





Ground Floor



First Floor

Total floor area 81.0 m² (872 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



To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge: 5.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR312188

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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