



**Connells**

Osprey Walk  
Luton



### Property Description

Connells Leagrave bring to the market an EXTENDED two bedroom semi detached property located in the sought after Birds Estate. Osprey Walk briefly comprises an entrance hall, lounge, open plan and extended kitchen/diner. The upper floor contains two bedrooms and family bathroom suite. Externally the property benefits from a low maintenance front garden. With a rear garden benefiting from patio and artificial grass and providing off street parking. Internal viewings are advised!

Osprey Walk is a modern residential development situated in a quiet and well-maintained part of Luton, offering a pleasant setting ideal for families, professionals, and commuters alike. The area is known for its peaceful atmosphere while still providing convenient access to a wide range of local amenities.

Everyday needs are well catered for with nearby shops, supermarkets, and schools, while Luton town centre offers a broader selection of retail, dining, and leisure facilities. The location benefits from good transport links, with local bus services and mainline railway stations nearby providing regular connections into London and surrounding areas.

For motorists, there is easy access to major road links including the M1 motorway, making travel both north and south straightforward. Green open spaces and recreational facilities can also be found within close proximity, offering opportunities for outdoor activities and leisure.



## Entrance Hall

Double glazed window and door to side aspect. Radiator.

## Lounge

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

## Kitchen/Diner

Double glazed window to side aspect. Double glazed patio doors to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated dishwasher, washing machine and fridge/freezer. Gas hob with electric oven and cooker hood over. Radiator.

## First Floor Landing

Double glazed window to side aspect. Loft access.

## Bedroom One

Double glazed window to rear aspect. Radiator.

## Bedroom Two

Double glazed window to front aspect. Built in cupboard. Radiator.

## Bathroom

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

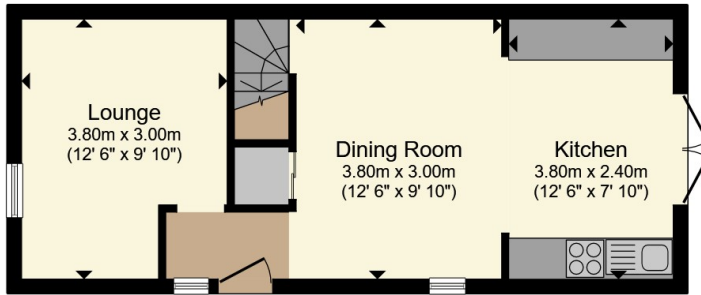
## Front Garden

Paved pathway leading to entrance. Shrubbery.

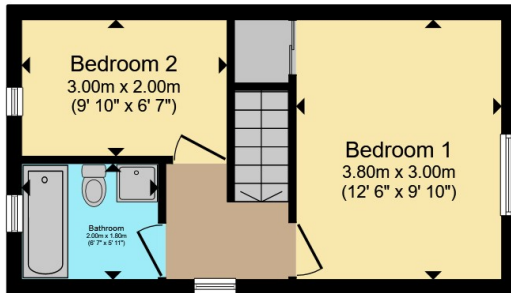
## Rear Garden

Artificial grass with patio area. Shed.





**Ground Floor**



**First Floor**

Total floor area 62.7 m<sup>2</sup> (675 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: B

**view this property online [connells.co.uk/Property/LGR312366](http://connells.co.uk/Property/LGR312366)**

Tenure: Freehold



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