



Connells

Florence Avenue
Luton



Property Description

Connells Leagrave present a CHAIN FREE three/four bedroom semi detached bungalow located in the sought after Sundon Park. Florence Avenue briefly comprises an entrance hall, lounge/diner, shower-room, extended kitchen and three/four bedrooms. Externally the property benefits from a paved pathway to entrance and laid to lawn front garden with matured plants. The rear garden is a blend of patio and laid to lawn areas complete with a brick built shed. The property also has off street parking access to the rear with access into the garage.

Set within the highly sought after Sundon Park area, Florence Avenue is a peaceful residential street lined with well kept homes and generous gardens. The area is known for its family friendly atmosphere, quiet surroundings, and excellent access to local green spaces, with many properties sitting close to or backing onto parkland.

Residents benefit from strong local amenities, including nearby schools such as Park Lea Primary School and Lealands High School, both within easy reach. Sundon Park Health Centre is just a short walk away, adding to the convenience for families and commuters alike. Transport links are equally appealing, with Leagrave Station around a mile from the area and the M1 (J11/11A) easily accessible, making Florence Avenue ideal for those travelling to London or surrounding towns.

Entrance Hall

Double glazed door to front aspect. Loft access. Radiator.

Lounge/Diner

Double glazed windows to rear aspect. Television point. Radiators.

Kitchen

Double glazed windows to rear and side aspects. Double glazed door to side garden.

Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless-steel sink and drainer units. Space for a fridge/freezer. Plumbing for a washing machine/dryer. Electric hob with integrated double electric oven and cooker hood over. Boiler. Telephone point.

Bedroom One

Double glazed windows to front and rear aspect. Radiators.

Bedroom Two

Double glazed window to front aspect. Radiator. TV and Telephone points.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and high level wc. Fully tiled. Radiator.

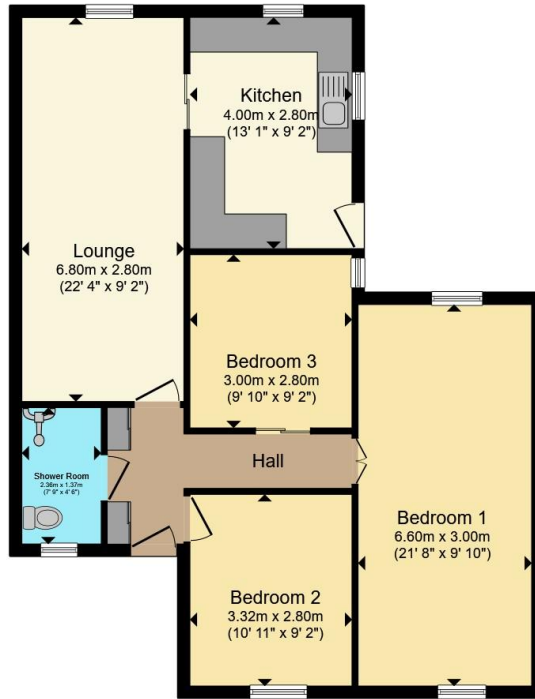
Rear Garden

Lawn with patio area. Brick based shed.

Garage

Opening sliding doors. Double glazed windows with rear garden aspect. Power and light supply.





Floor Plan

Total floor area 79.2 m² (853 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



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185 Marsh Road Leagrave
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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/LGR312229

Tenure: Freehold



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