



Connells

Abingdon Road
Luton



Property Description

Connells Leagrave bring to the market a CHAIN FREE three bedroom semi detached property located in the sought after L&D area. Abingdon Road briefly comprises an entrance hall, lounge/diner, modern kitchen, three spacious bedrooms and family bathroom suite. The property benefits from a low maintenance front garden along with a shared driveway and garage. The rear garden is a blend of patio and laid to lawn areas.

Abingdon Road is ideally located in the Leagrave area of Luton, popular for its community feel and excellent commuter links. Leagrave train station is within easy reach, offering direct services to London St Pancras—ideal for those needing regular rail travel. The M1 motorway junctions are also accessible nearby, connecting easily to London, Milton Keynes and beyond.

Local shops, supermarkets, medical services and everyday amenities are close at hand, while a selection of parks and green spaces provide pleasant outdoor areas. Nearby schools and bus routes further enhance the practicality of the location, making this an attractive option for a wide range of buyers.



Entrance Hall

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

Lounge/Diner

Double glazed window and patio doors to rear aspect. Television point. Radiator.

Kitchen

Double glazed door to rear aspect. Double glazed window to side and rear aspects. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine and dryer. Integrated fridge. Combi boiler. Gas hob with electric oven and cooker hood over.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Three

Double glazed window to side aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and electric shower attachment, wash hand basin and low level wc. Part tiled. Radiator.

Front Garden

Paved area.

Rear Garden

Laid to lawn with a patio area. Shed. Greenhouse.

Garage

Up and over door.





To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR310921



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR310921 - 0003