



Connells

Filmer Road
Luton



Property Description

Connells Legrave present an EXTENDED four bedroom end terraced property located within walking distance to Legrave train station. Filmer Road briefly comprises an entrance hall, open plan lounge/diner, extended modern kitchen, utility area and cloakroom. The first floor offers two spacious bedrooms and family bathroom suite. The second floor loft conversion offers an additional two bedrooms, one also coming with an en suite shower room. Externally the property benefits from a long block paved front driveway offers off street parking to multiple vehicles. The rear garden is low maintenance by all being patio.

Situated in the popular Legrave/Challney area of Luton, Filmer Road offers an attractive blend of convenience, community, and connectivity. Filmer Road is located within walking distance to Legrave train station for all commuting towards London. The property is also in close proximity to all local amenities and schools.



Entrance Hall

Double glazed door to front. Double glazed window to side aspect. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level wc and wash hand basin. Fully tiled. Extractor fan.

Lounge/Diner

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

Kitchen

Double glazed window and patio doors to rear aspect. Double glazed velux to rear aspect. Fitted wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over. Radiator.

Utility Room

Double glazed window to side aspect. Wall and base units. Plumbing for a washing machine and dryer.

First Floor Landing

Double glazed window to side aspect. Radiator.

Bedroom One

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

Bedroom Two

Double glazed window to rear aspect. Television point. Radiator.

Bathroom

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

Second Floor Landing

Double glazed velux to front aspect.

Bedroom Three

Double glazed velux to front aspect. Radiator.

Bedroom Four

Double glazed window to rear aspect. Radiator.

En Suite

Double glazed window to rear aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Extractor fan.

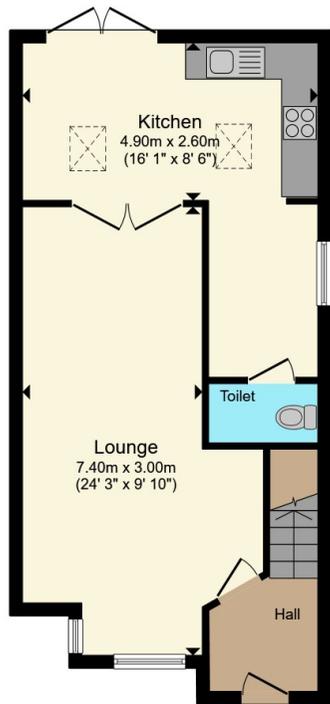
Front Garden

Block paved driveway providing off road parking.

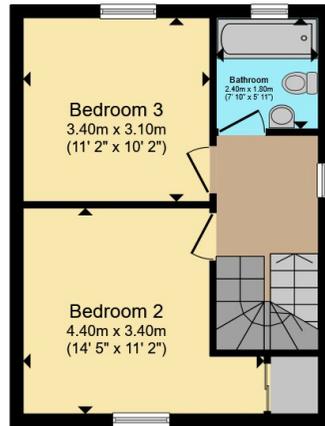
Rear Garden

Patio area.

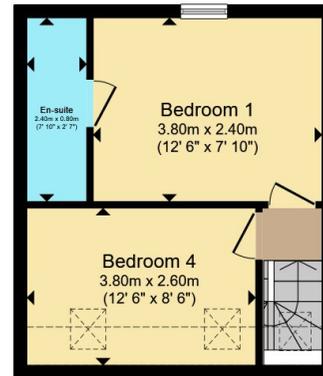




Ground Floor



First Floor



Second Floor

Total floor area 109.8 m² (1,182 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. All 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
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EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/LGR312221

Tenure: Freehold



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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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