



Connells

Buzzard Road
Luton



Property Description

Situated on the popular Buzzard Road, this attractive two-bedroom semi-detached property offers well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers, small families, or investors. The property benefits from a spacious living room, fitted kitchen, two generous bedrooms, and a family bathroom. Externally, there is a private rear garden providing the perfect space for entertaining and outdoor enjoyment, while off-road parking further enhances the appeal. Presented in good order, this home is ready for immediate occupation while still offering scope for personalisation.

Buzzard Road is conveniently located within the popular Birds development, offering excellent access to a range of local amenities including shops, supermarkets, schools, and leisure facilities. Leagrave railway station is within easy reach, providing direct links into London, while Junction 11 and 11A of the M1 motorway are also nearby, making the area particularly attractive to commuters. Combining a well-established residential setting with superb transport connections, Buzzard Road remains a highly sought-after location within Luton.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed door and window to side aspect. Radiator.

Lounge

Double glazed window to side aspect. Radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Freestanding electric cooker. Cooker hood over. Boiler.

Conservatory

Double glazed doors and windows to rear and side aspects. 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.
Radiator.

Wet Room

Double glazed window to front aspect.
Electric shower, wash hand basin and wc.
Fully tiled. Radiator.

Front Garden

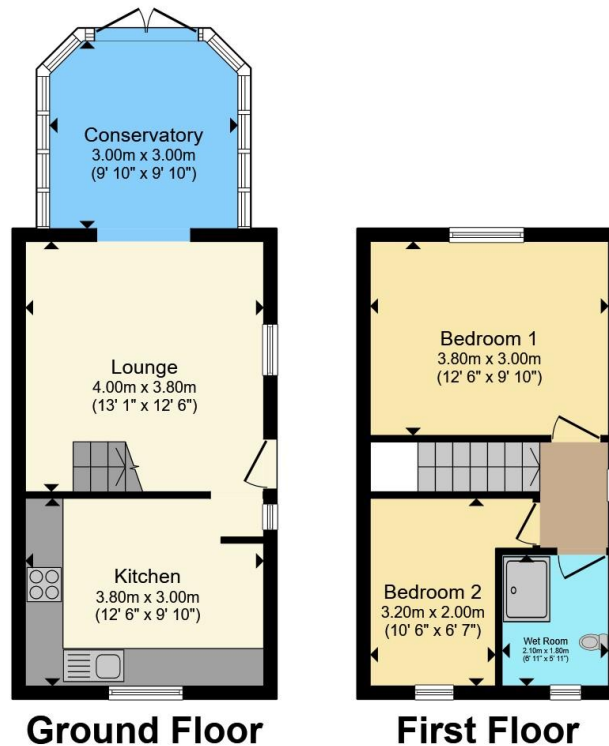
Off street parking.

Rear Garden

Laid to lawn with a patio area. Shed.







Total floor area 63.3 m² (681 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

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

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312627



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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