





Property Description

Connells Leagrave bring to the market a CHAIN FREE one bedroom cluster home located on the popular Howard Close. Howard Close briefly comprises as open plan living space, with the upper floor contains one double bedroom and bathroom suite. Externally the property has an allocated parking space.

Howard Close is a quiet and established residential cul-de-sac in Luton, offering a peaceful setting while remaining conveniently close to a wide range of local amenities. The area is well-suited to families and commuters alike, with a selection of nearby schools, local shops, and supermarkets all within easy reach. For more extensive shopping and leisure facilities, Luton town centre is just a short distance away. Excellent transport links are available, including regular bus routes and good access to the M1 motorway, making commuting to London and surrounding areas straightforward. Luton mainline train station provides fast and frequent services into London St Pancras, while London Luton Airport is also easily accessible for those travelling further afield.

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 Porch

Double glazed door to side aspect.

Entrance Hall

Door into lounge.

Lounge

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

Kitchen

Double glazed window to front aspect. 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. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over. Boiler.

Bedroom One

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

Bathroom

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

Front Garden

Laid to lawn.

Parking

One allocated parking space.





To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312290



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.

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