





Property Description

Connells Legrave are delighted to present this well proportioned two bedroom semi-detached home, ideally situated in the highly sought after Sundon Park area of Luton. This attractive property on Fourth Avenue offers a spacious and modern open plan lounge, kitchen, and dining area perfect for both everyday living and entertaining. A lean to utility room provides valuable additional space, helping to keep the kitchen area uncluttered and highly functional. Externally, the home boasts a front driveway offering convenient off road parking, while the rear garden is mainly laid to lawn with a concrete patio and decking area ideal for relaxing or hosting guests. The property also benefits from further off street parking, accessed via a shared driveway, leading to a gate into the rear garden.

Perfectly positioned, Fourth Avenue is within close proximity to a wide range of local amenities and enjoys excellent transport links, including easy access to the M1 motorway and Legrave train station, both just a short drive away. Early viewing is highly recommended-don't miss out! Contact Connells Legrave today to arrange your viewing.

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 to front aspect.

Lounge

Double glazed windows to front and rear aspects. Electric fire place. Cupboard space.

Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Gas hob with oven and extractor fan.

Utility Room

Window and door.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bathroom

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

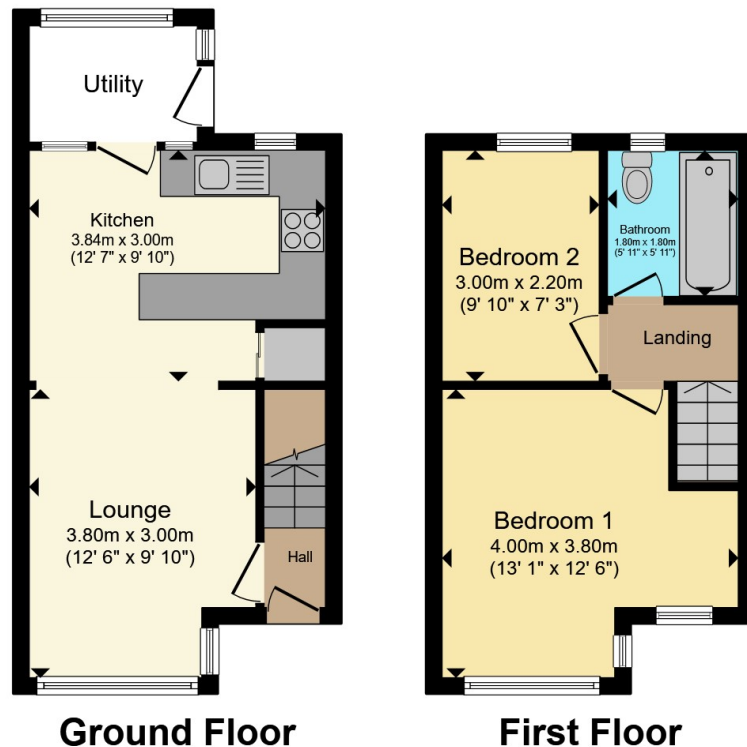
Front Garden

Driveway. Parking with EV charger.

Rear Garden

Laid to lawn with concrete and decking area. Gate. Space to park two vehicles.





Total floor area 49.6 m² (534 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

Connells



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/LGR312455

Tenure: Freehold



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.

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