



Connells

Beechwood Road
Luton



Property Description

Connells Leagrave bring to the market a UNIQUE and CHAIN FREE four bedroom detached property located on the sought after Beechwood Road. The property briefly comprises an entrance hall, large and spacious open plan lounge, kitchen area and dining room with an additional reception room. The upper floor contains four spacious bedrooms and family bathroom suite. Externally the property benefits from off street parking to the front with a rear garden being a mix of patio, laid to lawn areas a shed, greenhouse and workshop.

Beechwood Road is a well-established and popular residential location in Luton, offering excellent access to a range of local amenities and transport links.

The area is ideally suited to families and commuters, with a selection of well-regarded schools, local shops, and supermarkets all within close proximity. For a wider range of retail, dining, and leisure facilities, Luton town centre is just a short distance away.

Commuters benefit from superb transport connections, including nearby train stations providing fast and frequent services into London, as well as easy access to the M1 motorway. London Luton Airport is also within convenient reach, making the location ideal for those travelling for work or leisure.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double glazed door and window to front aspect. Radiator.

Lounge

Double glazed windows to front and rear aspects. Television point. Radiator.

Dining Room

Double glazed windows to rear and side aspects. Television point. Electric fire place. Radiator.

Reception Room 3

Double glazed window to front aspect. Radiator.

Kitchen

Double glazed window to rear 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. Television point. Gas hob with electric oven and cooker hood over.

First Floor Landing

Loft access.

Bedroom One

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

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

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

Bedroom Four

Double glazed window to rear aspect. Built in cupboard. Radiator.

Bathroom

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

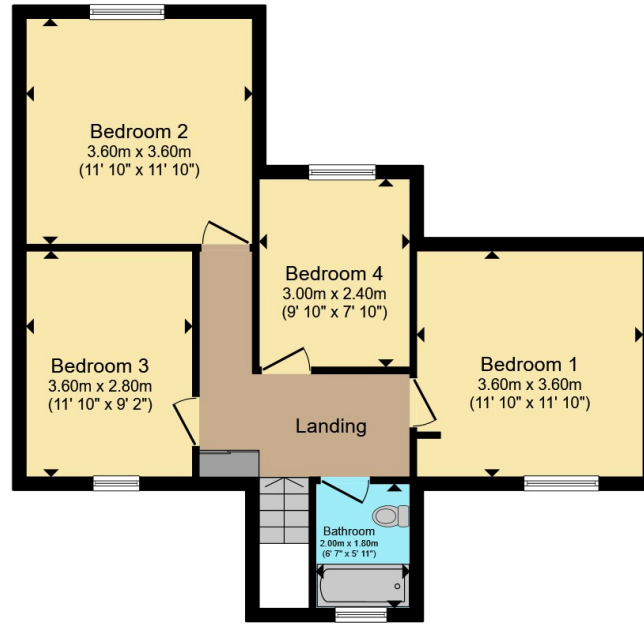
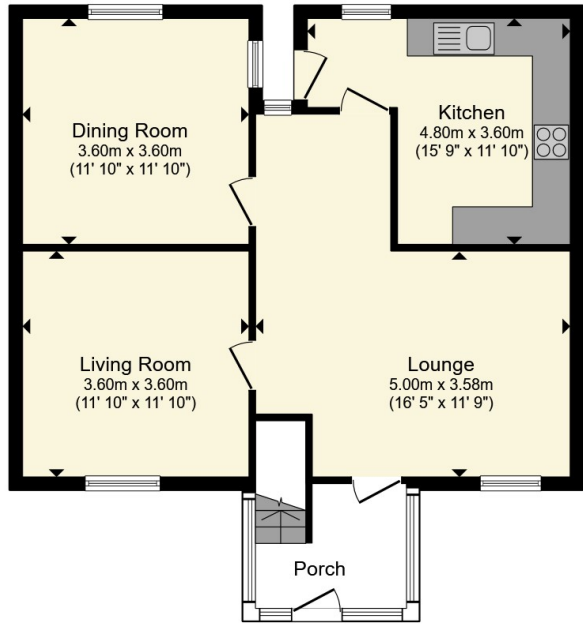
Front Garden

Paved pathway to entrance. Off street parking. Concrete area with shared access driveway.

Rear Garden

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





Total floor area 117.6 m² (1,266 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

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185 Marsh Road Legrave
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EPC Rating: Council Tax
 Awaited Band: D

view this property online connells.co.uk/Property/LGR312345

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.

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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Property Ref: LGR312345 - 0002