



Connells

Galston Road
Luton



Property Description

Situated in a popular residential area of Luton, this well-presented property offers comfortable and versatile accommodation ideal for first-time buyers, families, or investors. The home benefits from bright and spacious living areas, well-proportioned bedrooms, and a private rear garden, providing excellent space for modern-day living.

Conveniently located close to a range of local amenities, reputable schools, parks, and excellent transport links, including easy access to Luton town centre, Leagrave Railway Station, and Junction 11 of the M1 motorway. This property combines convenience, connectivity, and family-friendly living, making it an excellent place to call home.

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

Door and double glazed window to front aspect.

Entrance Hall

Door and window to front aspect. Radiator.

Lounge

Double glazed window to front aspect. Television point. Electric fire place. Radiator.

Kitchen/Diner

Double glazed window to rear aspect. Door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Integrated dishwasher and washing machine. Gas hob with electric oven and cooker hood over. Television point. Radiator.

First Floor Landing

Double glazed window to side aspect. Loft access.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect.

Radiator.

Bathroom

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

Front Garden

Block paved providing off street parking.

Rear Garden

Laid to lawn with a patio area.

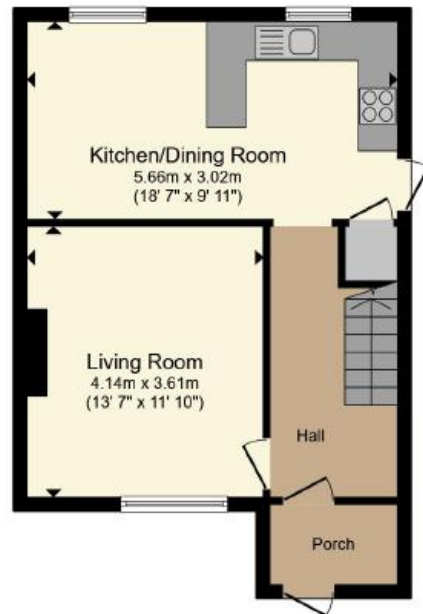
Garage

Up and over door. Power and light supply.

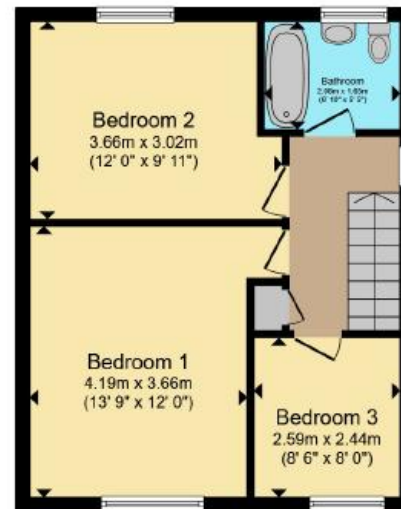








Ground Floor



First Floor

Total floor area 84.8 m² (913 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

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

185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LGR312547



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR312547 - 0002