





Property Description

Connells Legrave present a large four bedroom family home located within walking distance to Legrave train station. Capron Road briefly comprises an entrance hall, cloakroom, study, open plan lounge/diner and kitchen area and conservatory. The upper floor contains four bedrooms, family bathroom suite and ensuite to master bedroom. Externally the property benefits from a driveway for off street parking. The rear garden is fully paved.

Capron Road is located off both Station Road and Grange Avenue in Legrave LU4 and is perfectly situated for a short walk to Legrave Station which is a commuter favourite to get from Luton to London in under an hour. There's also a vast array of local facilities from schools to shopping and road links to recreational grounds. The M1 Junction 11 is a few moments drive away and acts as a main thread to and from London and the North.

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 front aspect. Under stairs storage.

Cloakroom

Double glazed window to side aspect. Suite comprising low level wc and wash hand basin. Radiator.

Study

Double glazed window to rear aspect. Radiator.

Lounge/Diner

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

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. Gas hob with fan over. Plumbing for a washing machine, dishwasher and tumble dryer.

Bedroom One

Double glazed window to front aspect. Radiator.

En Suite

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Tiled.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to rear aspect. Radiator.

Bathroom

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

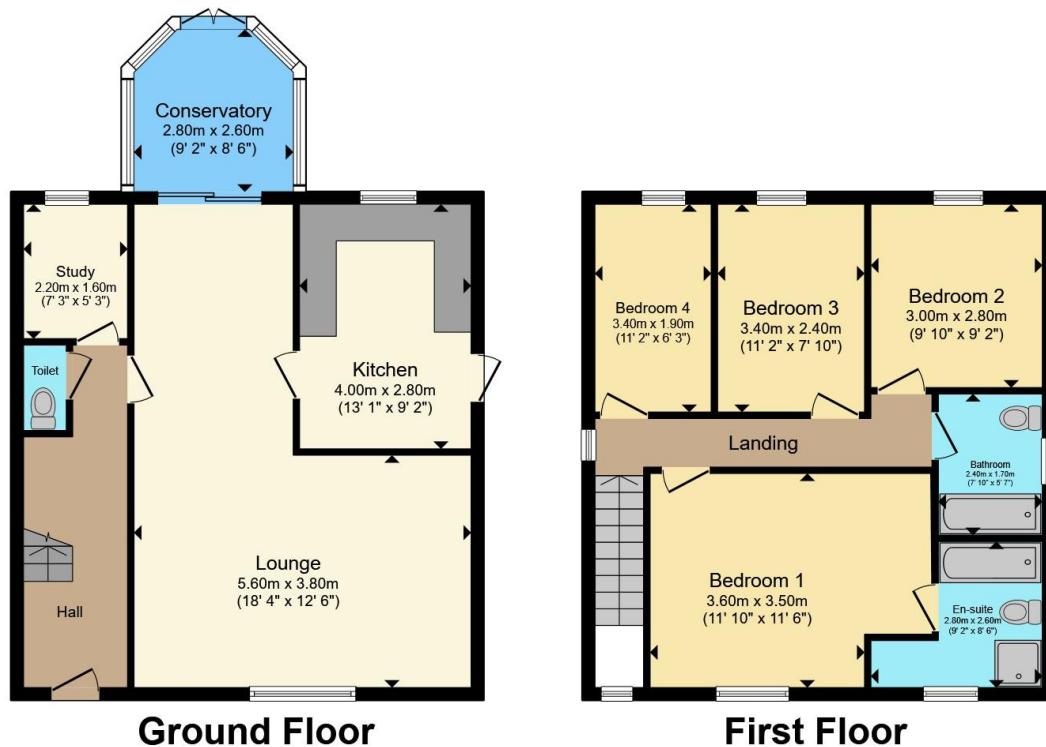
Rear Garden

Fully paved.

Parking

Off street driveway.





Total floor area 122.3 m² (1,316 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: D

view this property online connells.co.uk/Property/LGR311236

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.

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

Property Ref: LGR311236 - 0013