



Connells

Wexham Close
Luton



Property Description

Connells Legrave present a four bedroom semi detached property located in the sought after Marsh Farm area of Legrave. Wexham Close briefly comprises an entrance hall, cloakroom, lounge, kitchen/diner and an additional reception room to the rear. The upper floor contains four bedrooms and family bathroom suite. Externally the property benefits from a rear garden of patio and laid to lawn areas, also a freehold garage for parking. The property also benefits from a rewire, new boiler, EPC rating of C. Making Wexham Close perfect for any First Time Buyers or Investors.

The recent addition of shops, doctors, eateries and dental surgery are all less than five minutes walk. As well as the walking distance jaunt to Legrave Train Station, the regular bus routes will get you to the Station, Town Centre, Hospital, Shops and Dunstable.



Entrance Hall

Double glazed door to front aspect. Radiator.

Cloakroom

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

Lounge

Double glazed window to rear aspect. Radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bedroom Four

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.

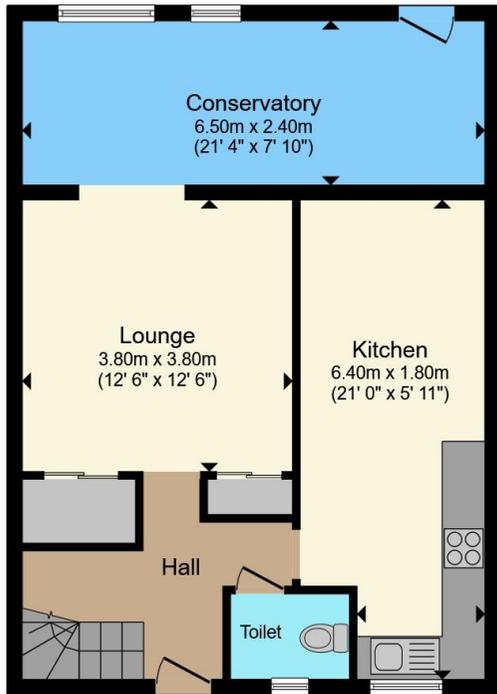
Rear Garden

Laid to lawn.

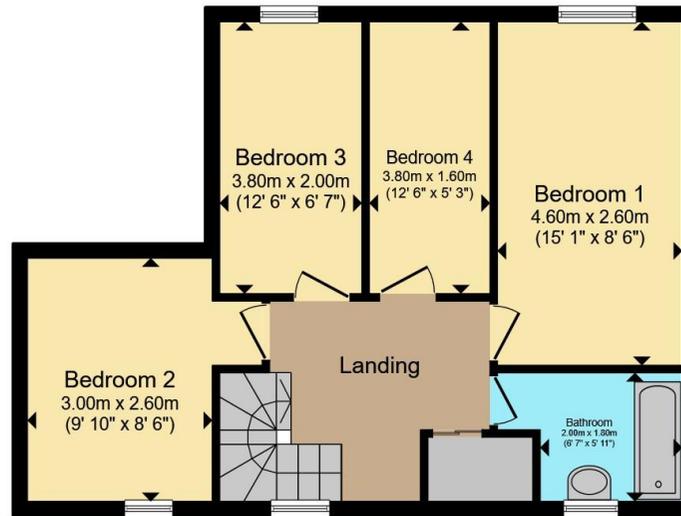
Garage

Single garage situated in a block.





Ground Floor



First Floor

Total floor area 112.5 m² (1,211 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: C Council Tax
Band: B

view this property online connells.co.uk/Property/LGR312210

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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