

Dunstable Office:

01582 477 077



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Leagrave High Street, Luton, Bedfordshire
Offers In Excess Of £325,000 Freehold



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The Property Experts with the Personal Touch

Leagrave High Street, Luton, Bedfordshire

Offers In Excess Of £325,000



Front

Family Bathroom

Entrance Porch

Rear Garden

Entrance Hall

Downstairs Shower Room

Living Room

19'2" x 10'10" (5.83m x 3.30m)

Kitchen/Dining Room

11'11" x 15'8" (3.64m x 4.77m)

Utility

First Floor Landing

Bedroom 1

9'1" x 13'3" (2.76m x 4.03m)

Bedroom 2

9'7" x 9'5" (2.93m x 2.87m)

Bedroom 3

6'10" x 6'7" (2.09m x 2.01m)

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional **Toddington:** 2-4 High Street
Office: - 01525 877 771

The Property Experts with the Personal Touch

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**** COMPLETION NO EARLIER THAN APRIL 2023 **** This **SPACIOUS FAMILY HOME** is offered for sale in **IMMACULATE CONDITION THROUGHOUT**, this **EXTENDED TERRACE** benefits from a **STUNNING OPEN PLAN KITCHEN/DINING ROOM** to the rear, **THREE GOOD SIZE BEDROOMS** and **TWO BATHROOMS**.

Household Estate Agents invite you to view this **BEAUTIFUL** property which is located on the borders of Luton and Dunstable, the area offers **EXCELLENT COMMUTING LINKS** and **FANTASTIC SCHOOLING** in the area. The property further benefits from over 900 SQ.FT of living accommodation and the **POTENTIAL FOR A DRIVEWAY FOR TWO VEHICLES AT THE FRONT**.

Legrave High Street has an abundance of **LOCAL AMENITIES** nearby, the property is a **SHORT DRIVE FROM JUNCTIONS 11 & 11A OF THE M1 MOTORWAY** as well as **LEAGRAVE THAMESLINK TRAIN STATION**. This home would be perfect for an array of prospective purchasers with families in particular due to schools within close proximity such as Chantry Primary School and The Chalk Hills Academy.

The accommodation comprises an entrance porch, entrance hall, downstairs shower room, living room, extended open plan kitchen/dining room, utility, first-floor landing, three bedrooms and a family bathroom. The garden to the rear is laid mainly to lawn with a generous patio area, fully enclosed by fence panelling.



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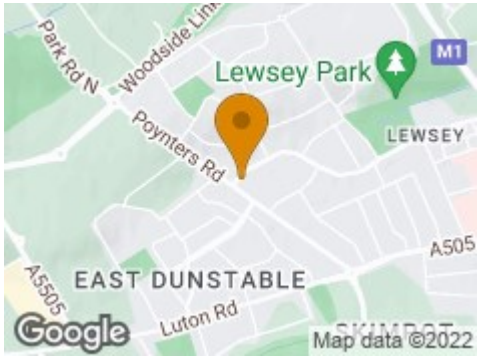
Road Map



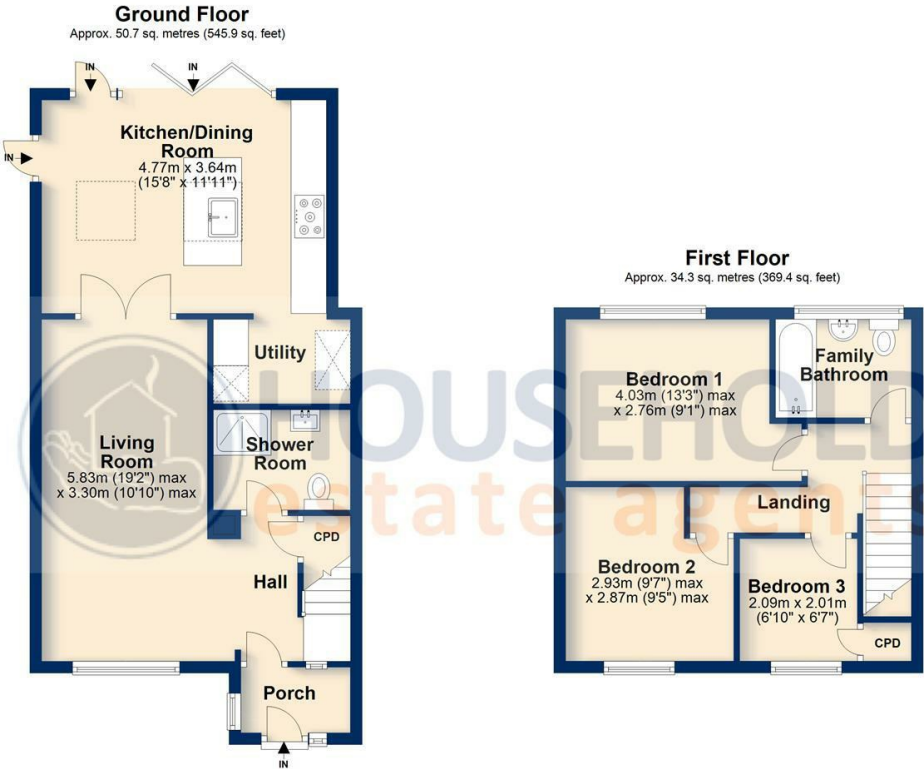
Hybrid Map



Terrain Map



Floor Plan



Total area: approx. 85.0 sq. metres (915.3 sq. feet)

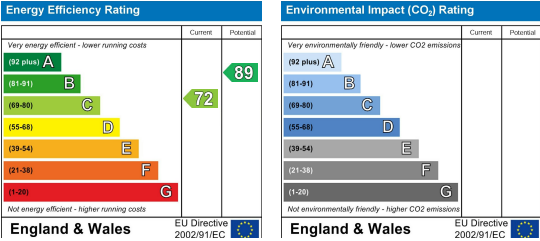
Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.

Plan produced using PlanUp.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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