



# MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £280,000

Cheney Road, Luton, Bedfordshire, LU4 9ET



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME • THREE GENEROUS SIZE BEDROOMS • TWO RECEPTION ROOMS • EASY ACCESS TO JUNCTION 11& 11A OF M1 • GAS CENTRAL HEATING & DOUBLE GLAZED • AMPLE POTENTIAL TO EXTEND (STP) • WALKING DISTANCE TO LEAGRAVE STATION • WALKING DISTANCE TO AN ARRAY OF SHOPS

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed three bedroom semi detached home located within 1 mile of Legrave ThamesLink train station.

Occupying a generous size plot with ample potential to extend at the rear (stp). The property does require some internal improvements which is reflected in the marketing price, great opportunity to create your perfect home.

In brief the property comprises; Entrance hall with stairs rising to the first floor, kitchen, lounge & separate dining room with patio doors leading to the rear garden. On the first floor is a fitted bathroom & three well proportioned bedrooms.

Further benefits include; Double glazed windows & doors, rear garden & gas central heating.

Contact Mantons Estate Agents to arrange a viewing or for further information.

Cheney Road is located on the outskirts of Legrave, within 1 mile of Legrave ThamesLink train station. Also within easy reach is Marsh Road where you will find a vast array of supermarkets, food outlets & convenience stores. Junction 11 of the M1 motorway is a short drive as is Luton & Dunstable hospital. Pirton Primary & Lealands High are the school catchments.

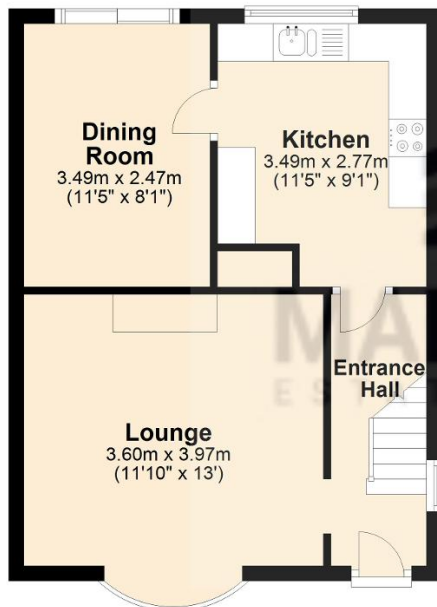
## Additional Information

EPC Rating D. Council Tax Band B. 877 sqft (Approx).



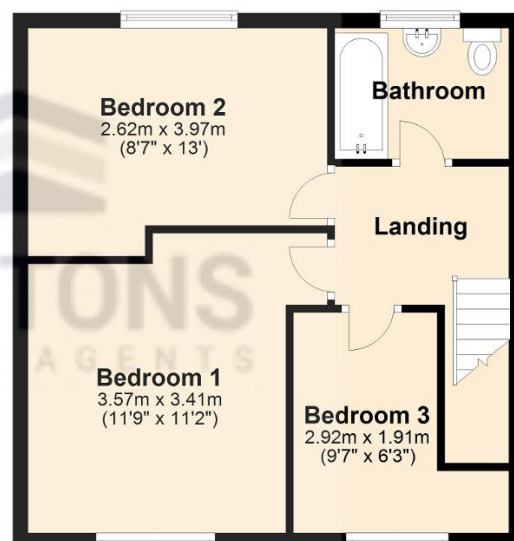
### Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



### First Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 sq. feet)