



167 Beechwood Road, Luton, Bedfordshire, LU4 9RX
Asking Price: £325,000 Freehold (Subject to contract)

Urban & Rural
urbanandrural.com





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**URBAN AND RURAL LEAGRAVE * DETACHED * NO CHAIN * CHALET
STYLE * SOUGHT-AFTER LOCATION * 150FT REAR GARDEN**

Situated in a popular residential location within the sought-after Challney school catchment area, this spacious three-bedroom detached chalet-style bungalow is offered to the market with NO ONWARD CHAIN.

Features include; entrance porch, entrance hall with stairs to the first floor, bright bay-fronted lounge, bay-fronted principal bedroom, second double bedroom, two-piece bathroom suite, separate WC and a fitted kitchen/diner with integrated hob and oven, along with a wall-mounted boiler.

The first floor comprises a landing leading to a spacious double bedroom and a separate loft area, offering versatile additional space with potential for use as a home office, hobby room or additional bedroom, subject to any necessary permissions and building regulations.

Externally, the property benefits from a front garden and an impressive rear garden extending to approximately 150ft, providing excellent outdoor space for families, gardening enthusiasts and entertaining.

Further benefits include the property's detached status, flexible accommodation, sought-after location and the advantage of no onward chain, making it an excellent opportunity for buyers looking to put their own stamp on a property.

EPC RATING D.

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The Local Area

Located within close distance to Leagrave Train Station, Marsh Road shopping Parade and Junction 11 of the M1 Motorway are also in close proximity.

Local Authority - Luton Council

Council Tax Band - C

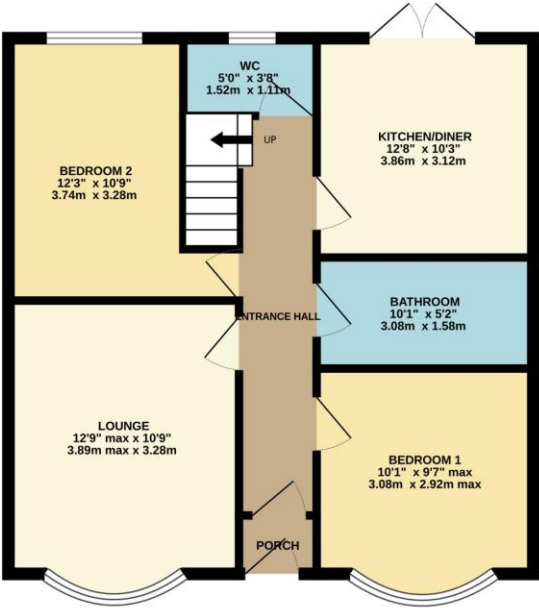
At a Glance:

- Detached
- Close to Train Station
- Lounge
- Kitchen/Diner
- Three Bedrooms
- Bathroom
- Front Garden
- Large Rear Garden



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GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Urban&Rural

urbanandrural.com

Urban & Rural (Legrave)

Tel:01582 495448

Email:legrave@urbanandrural.com

Web: <https://legrave.urbanandrural.com/>

The Property Ombudsman

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