



**Connells**

Rockley Road  
Luton



### Property Description

This three bed end of terrace house located in Farley Hill. Close to all amenities and easy access to the M1, briefly comprises: entrance hall, cloakroom, lounge, kitchen, three first floor bedrooms, family bathroom and off street parking to the front.

### Entrance Hall

Double glazed door to front. Stairs rising to first floor. Radiator.

### Cloakroom

Fitted with low level wc. Wash hand basin. Radiator. Extractor fan. Double glazed window to front.

### Lounge

12' 8" x 9' 7" ( 3.86m x 2.92m )  
Double glazed window to front. Radiator.

### Kitchen

13' 9" x 16' 2" ( 4.19m x 4.93m )  
Fitted with wall and base units. Stainless steel sink drainer with mixer taps. Work surfaces. Partly tiled. Electric oven & hob. Cooker hood. Integrated appliances. Space for fridge freezer. Boiler cupboard. Velux to rear. Double glazed window to rear. Double glazed French doors to rear.

### Landing

Loft Hatch

### Bedroom One

9' 8" x 9' 8" ( 2.95m x 2.95m )  
Double glazed window to front.  
Radiator.

### Bedroom Two

9' 7" x 9' 6" ( 2.92m x 2.90m )  
Double glazed window to rear.  
Radiator.

### Bedroom Three

7' 8" x 6' 6" ( 2.34m x 1.98m )  
Double glazed window to rear.  
Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin Bath with mixer taps and shower attachment. Extractor fan. Radiator. Fully tiled. Double glazed window to front.

### Outside

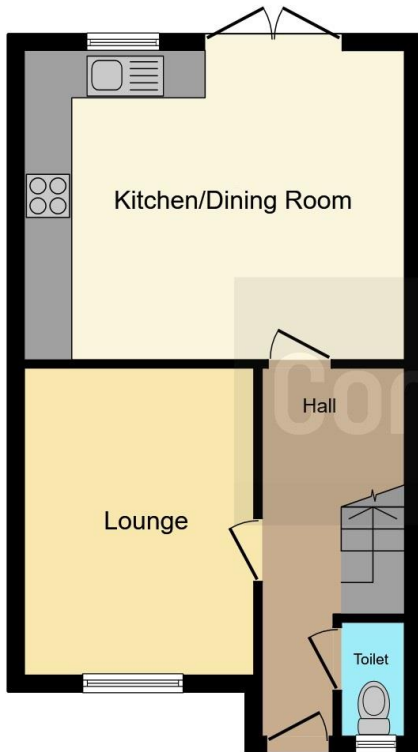
### Front Garden

Block paved driveway providing off road parking. Gated access to rear.

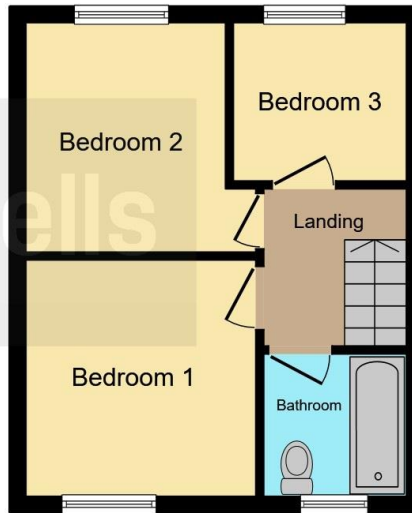
### Rear Garden

Enclosed by fencing. Paved patio area. Laid to lawn. Wooden shed. Gated access to front.





**Ground Floor**



**First Floor**

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To view this property please contact Connells on

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**EPC Rating: C**

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Tenure: Freehold



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