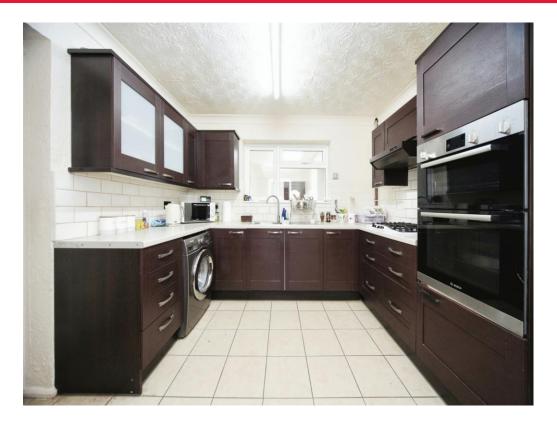


Connells

Rotherham Avenue Luton

# Rotherham Avenue Luton LU1 5PN







## **Property Description**

\*\*\*FARLEY HILL LOCATION\*\*\*OFF ROAD PARKING\*\*\* LOFT ROOM\*\*\*ANNEX\*\*\*EXTENDED FAMILY HOME\*\*\*\*

Rotherham Avenue is located in the sought after Farley Hill area of Luton. The M1 J10 is ideally located within a very short drive, local shops and amenities are all within walking distance. Good bus links are also provided nearby. Also ideally located just 2.5 miles from Luton Airport Parkway Station.

In brief the property comprises of an entrance hall, lounge, THREE reception rooms., kitchen which leads to a garden room and the benefits of an annex with leads to a utility room and shower room. To the first floor there are three bedrooms, family bathroom and loft room. Externally there is ample parking to the front and a low maintenance rear garden.

CALL NOW TO VIEW!!!

#### **Entrance Porch**

Door to front. Door to entrance hall.

#### **Entrance Hall**

Door to lounge. Door to kitchen. Stairs rising to first floor.

## Lounge

13' 2" x 11' 1" ( 4.01m x 3.38m )

Double glazed window to front. Fireplace.

Door to kitchen / dining.

## Kitchen / Diner

10' x 10' (3.05m x 3.05m)

Fitted with wall and base units. Sink drainer. Work surfaces. Integrated Electric oven. Gas hob. Plumbing and space for appliances. Tiled flooring. Door to study. Access to Dining area.

Dining Area:

13'1 x 6'5

Door to lounge. Open Plan into dining area.

## **Dining Room**

9' 8" x 10' 1" ( 2.95m x 3.07m ) Double glazed window to rear. Access to Study

#### Study

13' 6" x 7' 1" ( 4.11m x 2.16m )

Double glazed window to rear. Access to reception room.

## Landing

Stairs rising from entrance hall. Access to all rooms. Stairs to second floor.

#### **Bedroom One**

Double glazed window to front. Radiator. Fitted wardrobes.

#### **Bedroom Two**

10' 3" x 11' 9" ( 3.12m x 3.58m )

Double glazed window to rear.

Radiator. Fitted wardrobes.

#### **Bedroom Three**

9' x 7' 1" ( 2.74m x 2.16m ) Double glazed window to front. Radiator.

#### **Bathroom**

Fitted with low level wick. Wash hand basin Bath with mixer taps. Radiator.

# **Second Floor Landing**

#### **Loft Conversion**

20' 4" x 11' 6" ( 6.20m x 3.51m ) Vellum windows. Fitted Carpet. Radiator.

#### Annex

Door to front. Double glazed window to front.

# **Reception Room**

Door to front. Double glazed window to front. Door to Reception Room Two.

# **Reception Room Two**

Access to Kitchen. Door to Shower Room

## **Shower Room**

4' 7" x 6' 6" ( 1.40m x 1.98m )
Fitted with low level wick. Wash hand basin.
Single shower cubicle. Extractor fan.

## **Utility Room**

10' x 6' 5" ( 3.05m x 1.96m )
Fitted with wall and base units. Sink drainer,
Work surfaces. Plumbing and space for appliances.

#### Outside

## **Front Garden**

Brick paved driveway. Off street parking.

#### Rear Garden

Enclosed by panelled fencing. Patio area. Laid to lawn.







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.focalagent.com

To view this property please contact Connells on

T 01582 450 999 E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

EPC Rating: C

view this property online connells.co.uk/Property/LUT316034





Tenure: Freehold





<sup>1.</sup> 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.