



**Connells**

Rotherham Avenue  
Luton





### 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/LUT316668](http://connells.co.uk/Property/LUT316668)**

Tenure: Freehold



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