



Connells

Kingston Road
Luton

Kingston Road
Luton LU2 7SA

for sale offers in excess of
£320,000



Property Description

Kingston Road is located within walking distance of Luton Thames Link train station and town centre. Also within easy reach to London Luton airport, junction 10 of the M1 motorway and local shops. This particular property overlooks 'Peoples Park' beautiful open green space. 'Asda' supermarket is a short drive whilst the Primary school 'St Matthews' and High school 'Stopsley' are both within walking distance.

Entrance Hall

Double glazed door and window to front, Stairs rising to first floor.

Lounge

11' 1" max x 10' 4" (3.38m max x 3.15m)

Double glazed bay window to front. Fire place. Radiator.

Dining Room

13' 1" x 9' 1" (3.99m x 2.77m)

Double glazed window to rear. Radiator.

Kitchen

12' 4" x 7' 2" (3.76m x 2.18m)

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed windows to rear and side. Double glazed door to rear.

Landing

Loft hatch.

Bedroom One

11' 1" max x 10' 4" (3.38m max x 3.15m)

Double glazed bay window to front. Radiator.

Bedroom Two

13' 1" x 9' 1" (3.99m x 2.77m)

Double glazed window to rear. Radiator.

Bedroom Three

9' 8" x 6' 5" (2.95m x 1.96m)

Double glazed window to rear. Radiator.

Outside

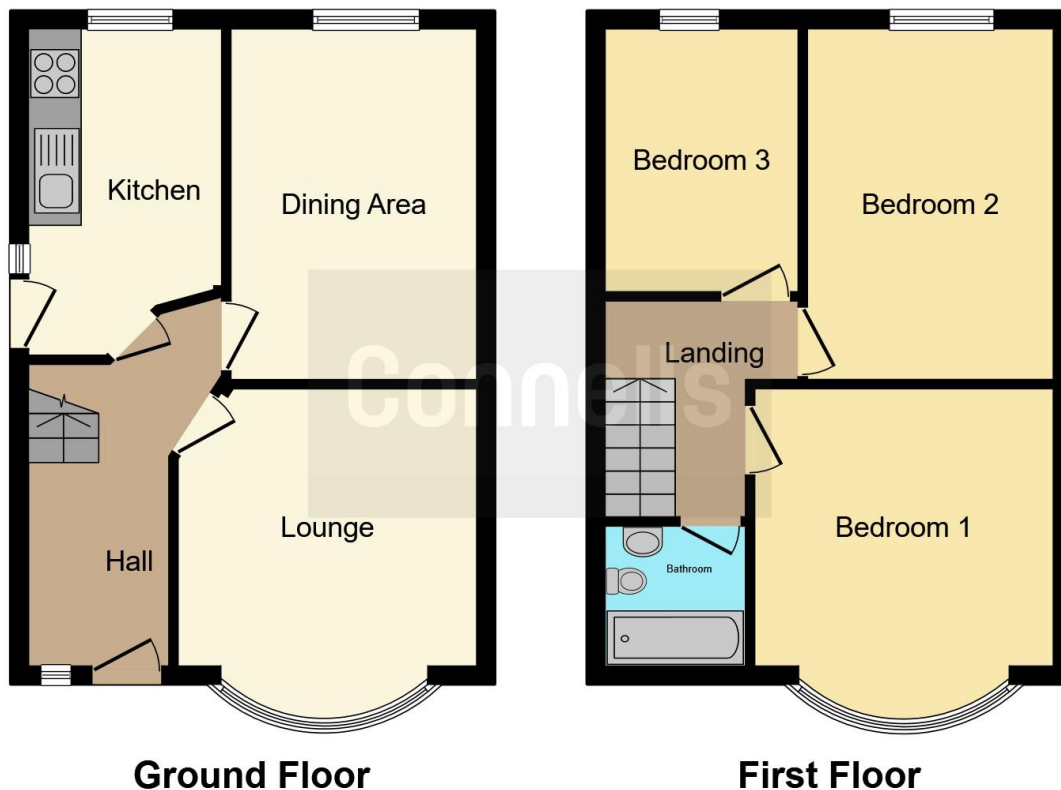
Front Garden

Courtyard.

Rear Garden

Enclosed by shrub and hedge border. Mainly laid to lawn. Lean to housing storage.





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

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EPC Rating: D

view this property online connells.co.uk/Property/LUT316572



Tenure: Freehold



1. 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.

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