



Connells

Armstrong Road
Luton



Property Description

Connells Stopsley Bring To The Market A Beautifully Presented Four Bedroom Detached Family Home, Built In 2020 And Finished To A Very High Standard Throughout. Armstrong Road Is The Perfect Location For Commuting Towards London.

Armstrong Road Comprises Of A Spacious Entrance Hall. Cloakroom, Large Lounge And Beautiful Kitchen/Diner. The Upper Floor Comprises Of A Master Bedroom With An Ensuite, Three Additional Spacious Bedrooms And A Family Bathroom Suite. Externally The Property Has Off Street Parking, A Detached Garage And Landscaped Rear Garden.

Armstrong Road is located off Kimpton Road in the new development called Eaton Green Heights in South Luton. Many local shops and amenities are located within walking distance including Luton Town Centre and both stations. Gypsy Lane is also within a short walk which has an array of shops. J10 of the M1 is also within easy reach. Great Bus links also provide you with easy access to Dunstable and the Airport, further benefits include a new Co-Op opening shortly.

Ground Floor

Entrance Hall

Double glazed door to front, radiator, stairs to upper floor.

Cloakroom

Comprises of: WC, wash hand basin, extractor fan, radiator.

Lounge

21' 1" x 11' 8" (6.43m x 3.56m)
TV point, radiator, double glazed windows to front and side.

Kitchen/diner

25' 5" x 11' 6" (7.75m x 3.51m)
Fitted kitchen comprises of: a range of wall/base units, one and half bowl stainless sink/drainage unit, work surfaces, gas hob, electric oven, cooker-hood, radiator, integrated dishwasher, integrated fridge/freezer, double glazed window to front, double glazed patio doors and window to side.

Utility Room

6' 4" x 5' 8" (1.93m x 1.73m)
Stainless sink/drainage unit, plumbing for washing machine, space for fridge/freezer, double glazed door to rear.

First Floor

Landing

Loft access, radiator, double glazed window to front.

Bedroom 1

11' 10" x 11' 7" (3.61m x 3.53m)
Fitted wardrobes, radiator, double glazed window to side.

En-Suite

comprises of: shower cubicle, WC, wash hand basin, radiator, shaver point, extractor fan, double glazed window to rear.

Bedroom 2

11' 10" x 9' 2" (3.61m x 2.79m)
Double glazed windows to front and side, radiator.

Bedroom 3

11' 6" x 9' 7" (3.51m x 2.92m)
Double glazed window to front, radiator.

Bedroom 4

10' 3" x 8' 8" (3.12m x 2.64m)

Double glazed window to side, radiator.

Bathroom

Comprises of: paneled bath with mixer tap, shower, WC, wash hand basin, shaver point, extractor fan, radiator, double glazed window to side.

Outside

Front Garden

Laid to lawn, pathway.

Rear Garden

Laid to lawn, patio area.

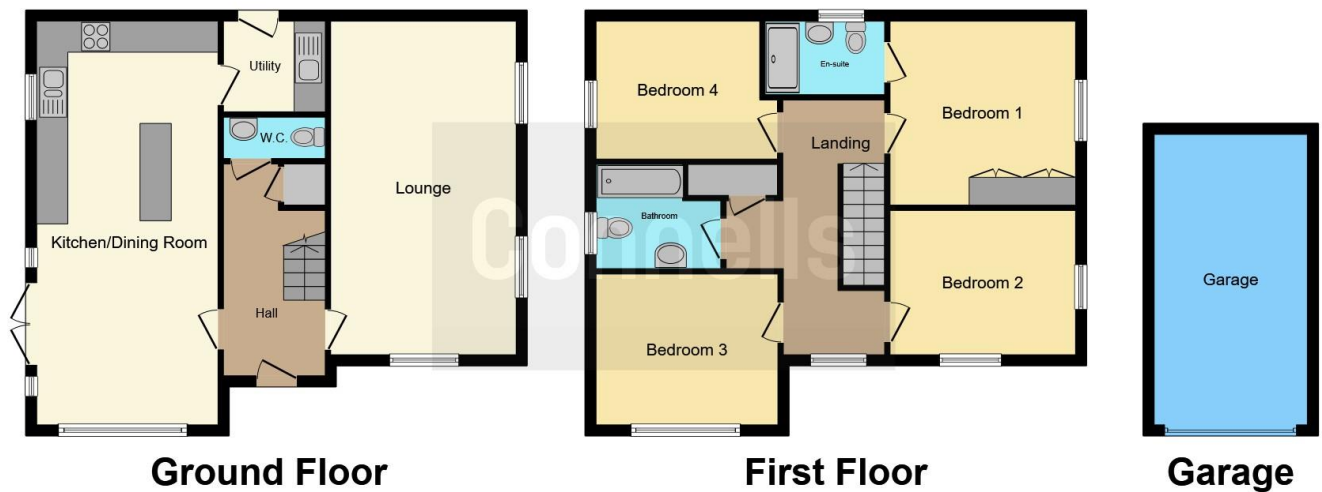
Parking

Driveway parking for two cars.

Garage

Up and over door with power and light.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online [connells.co.uk/Property/STP307028](https://www.connells.co.uk/Property/STP307028)

Tenure: Freehold



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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.

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