



**Connells**

Brendon Avenue  
Luton



### Property Description

Connells Stopsley Brings To The Market A Three Bedrooms Mid Terraced Property In The Sought After Vauxhall Park Area Of Stopsley. Comprising Of A Spacious Kitchen, Good Size Lounge, Three Good Sized Bedrooms And Family Bathroom Suite. Call Connells To Arrange Your Appointment Now!

Locally The Property Is Located Very Close To London Luton Airport, Junction 10 Of M1 And Luton Airport Parkway Train Station. Brendon Avenue Is Located Very Close To All Local Amenities And Within Close Proximity To Local Schooling.

### Ground Floor

#### Entrance Porch

Double glazed door and window to front.

#### Entrance Hall

Double glazed door to entrance, radiator.

#### Lounge

18' 3" x 10' 10" ( 5.56m x 3.30m )

TV point, radiator, double glazed window and door to rear.

#### Kitchen

12' 3" x 11' 3" ( 3.73m x 3.43m )

Fitted kitchen comprises of: a range of wall/base units, one bowl stainless steel sink/drainers unit, gas hob, electric oven, cooker-hood, space for fridge/freezer, boiler, plumbing for washing machine, double glazed window to front.

### First Floor

#### Landing

Loft access.

#### Bedroom 1

11' 7" x 10' 4" ( 3.53m x 3.15m )  
Built-in wardrobes, radiator, double glazed window to front.

#### Bedroom 2

11' 11" x 9' 5" ( 3.63m x 2.87m )  
Radiator, double glazed window to rear.

#### Bedroom 3

8' 7" x 7' 10" ( 2.62m x 2.39m )  
Radiator, double glazed window to rear.

### Bathroom

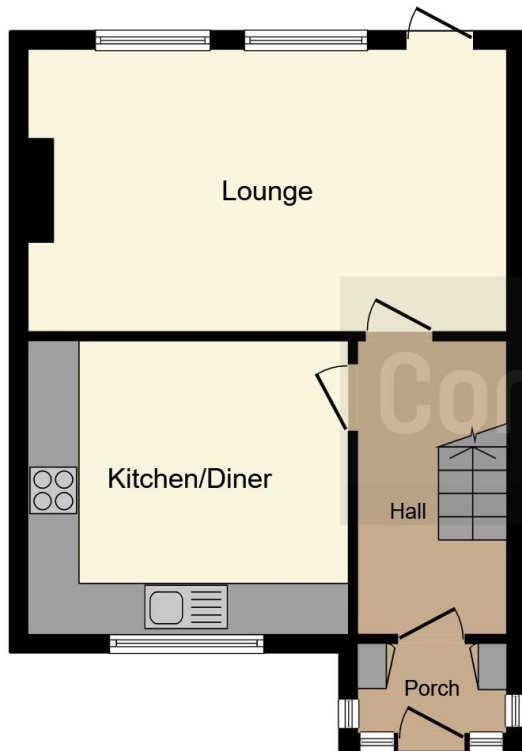
Comprises of: WC, wash hand basin, radiator, part tiled walls, double glazed window to front.

### Outside

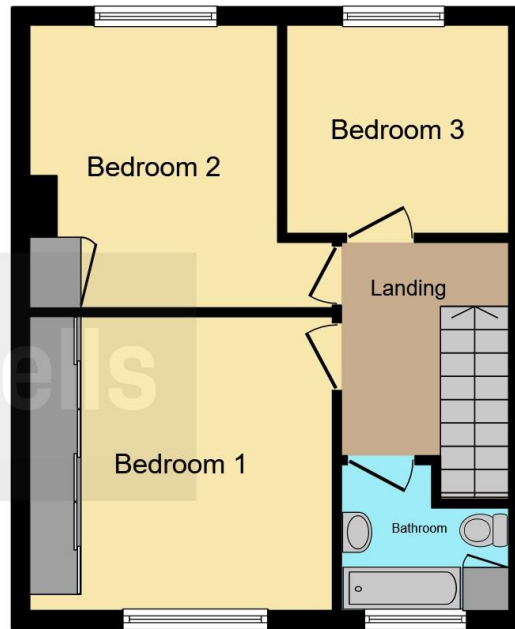
#### Rear Garden

Tiered, astro.





**Ground Floor**



**First Floor**

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: D**

**view this property online [connells.co.uk/Property/STP307011](http://connells.co.uk/Property/STP307011)**



Tenure: Freehold



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