



Connells

Venetia Road
Luton



Property Description

Connells Stopsley bring to the market a beautifully presented four bedroom detached property in the sought after Stopsley village area. Venetia road is extended to the rear offering ample living space, off street parking as well as additional extension potential STPP.

A delightful location on the periphery of the charming area known as Stopsley. One of the first things likely to catch your attention is the incredibly nice location. Stopsley benefits from a vibrant, close knit community spirit and a real sense of exclusivity. Locals regularly post on the Stopsley village forum to arrange events. Stopsley has the feel of a rural setting and is by no means isolated. The larger market towns of Hitchin and Luton are located approximately 10 miles in either direction and provide easy access to the M1/J10 motorway, and the closest mainline train station can be found just a short drive away in Luton where regular direct services can reach the capital in an impressive 25 minutes. With three mainline stations, two M1 junctions and an international airport, Luton's transport links are second to none.

Ground Floor

Entrance Hall

Double glazed door to front, radiator.

Cloakroom

Comprises of: WC, wash hand basin, double glazed window to side.

Lounge

13' 5" x 11' 9" (4.09m x 3.58m)
Double glazed window to front, TV point, radiator.

Dining Room

11' 11" x 10' 10" (3.63m x 3.30m)
Radiator.

Reception Room

10' 10" x 10' (3.30m x 3.05m)
Radiator, TV point, double glazed patio doors to rear.

Kitchen

16' 4" x 6' 8" (4.98m x 2.03m)
Fitted kitchen comprises of: a range of wall/base units, work surfaces, stainless steel sink/drainer units, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, double glazed windows to rear and side.

First Floor

Landing

Double glazed window to side.

Bedroom 1

13' 10" x 11' 8" (4.22m x 3.56m)
Fitted wardrobes, radiator, double glazed window to front.

Bedroom 2

11' 11" x 9' 8" (3.63m x 2.95m)
Fitted wardrobes, radiator, double glazed window to rear.

Bedroom 3

8' 2" x 8' 2" (2.49m x 2.49m)
Fitted wardrobes, radiator, double glazed window to rear.

Bathroom

Comprises of: panelled bath with mixer taps, WC, wash hand basin, shaver point, double glazed window to front.

Staircase To Second Floor

Bedroom 4

16' 11" x 11' (5.16m x 3.35m)

Built-in cupboards,TV point, radiator, double glazed window to rear.

En-Suite

Comprises of: Walk-in shower, WC, wash hand basin, fully tiled walls, radiator, shaver point, extractor fan, double glazed window to rear.

Outside

Front Garden/parking

Driveway, lawn.

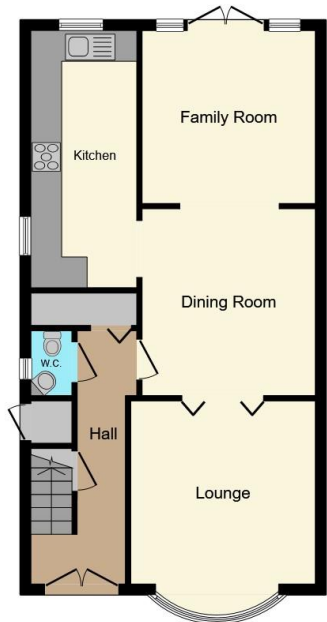
Rear Garden

Laid to lawn, patio area.

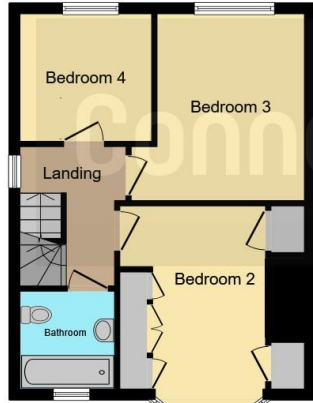
Garage

Up and over door with power and light.

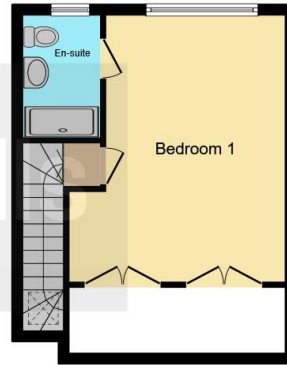




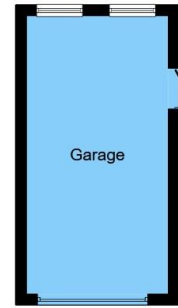
Ground Floor



First Floor



Second Floor



Garage



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

T 01582 737 069
E stopsley@connells.co.uk

Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: D

view this property online connells.co.uk/Property/STP307109

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STP307109 - 0008